

London Towne HOA
Board of Directors Meeting
August 8, 2024
7:00pm (Zoom)

Call to Order:

The meeting was called to order by Henri Stein McCartney at 7:16pm.

Board of Directors Via Zoom

Henri Stein McCartney

Sally Saucedo

Anita Ramos

Christina Pujals-Arrived 7:41pm

Absent Board of Director Members:

Kim Karlnoski

Also Present:

Jaimie Trevethan, Sequoia Management

Lisa McMinn, Sequoia Management

Resident Forum:

Kim Thompson-Discussed community concerns.

- Basketball court graffiti visible on the basketball court
- Newly installed community fence is missing two section to prevent individual from cutting through the common area.

Approval of Minutes:

The Board reviewed the July 11, 2024, meeting minutes.

Sally Saucedo motioned to approve the July 11, 2024, meeting minutes. Henri Stein McCartney seconded. Motion Passed (3-0).

Management Report:

- **Operational Calendar** – Reviewed by the Board of Directors
- **Resale List – Two New Sales** – Reviewed by the Board of Directors
- **Financial Report (July 31, 2024)** – Reviewed by the Board of Directors
- **Premier Monthly Report (July)** – Will provide once received.

Unfinished Business:

Action Item List

- Next BOD Meeting – September 12, 2024

(M) Review snow removal proposals and discuss budget at Septembers meeting.

- Morgan Stanley- The Board reviewed upcoming CDs for review.

(M) Ask Morgan Stanley for explanation on “Unamortized Discount on T-Notes”.

- Playground Updates – The Board reviewed and discussed the proposal submitted by Playground Specialist. The total number of swings for Bentley Square on the

proposal was incorrect and a new proposal is being requested with the correct number of swings for the round pole styles swing sets.

- Mulch Proposal – Premier proposal reviewed by the Board of Directors.

(M) Ask Playground Specialist if they will match Premiers proposal for mulch since Premier came in lower than Playground Specialist.

- Storage Unit- The Board reviewed proposed cost of a storage unit to be placed within the community.

(M) Find out the shipping/delivery cost and what the requirements are for the storage unit out of Baltimore.

- Maidstone Drainage Issue – Premier advised against the swale as it would drain to the homeowner's property. Board requested additional opinions.

(M) To contact additional companies for a second opinion. Anita Ramos to provide an additional company for referral.

- Curb and Gutters-To be tabled until February 2025.
- Streetlights-The Board discussed the funding from the county on possible street lights with in the community and asked management to follow up with a few questions.

(M) Check with Mike Coyle's office if the County is requesting funds for street lights.

- Tree Placement- The Board discussed the location of the London Plain tree to be planted by Premier in September.

(M) Pull tree replacement list.

New Business:

- Parking in front of mailboxes- The Board reviewed and discussed an email from a homeowner regarding vehicles parking and blocking mailboxes. There is no county or state law prohibiting parking in front of mailboxes, therefore the association cannot enforce it.

Executive Session:

Anita Ramos motioned to enter executive session at 8:40pm. Henri Stein McCartney seconded. Motion Passed (4-0).

- Sequoia Management Delinquency Report – Reviewed by the Board of Directors.

(M) Reach out to attorney for suggestions on non-payment. Change late payment to 30 days verses 60 days.

- Chadwick Washington Collection Status Report – Reviewed by the Board of Directors

Sally Saucedo motioned to exit executive session at 8:55pm. Anita Ramos Seconded. Motion passed (4-0).

- Chat Bench- Anita Ramos mentioned placing a “Chat Bench” within the community for homeowners who wish to sit and talk with one another.

Adjournment:

Henri Stein McCartney motioned to adjourn the meeting at 8:57pm. Anita Ramos Seconded. Motion passed (4-0).