

Carrolltowne Association, Inc.

MEETING MINUTES

September 13, 2011 at 7:00 p.m.
Carroll County Public Library—Eldersburg Branch

Meeting called to order at 7:10 p.m. Present were Kathy Russenberger, Nancy Vehslage, David Balk, and Marie Torosino.

Those present were provided with a draft copy of the meeting minutes of August 9, 2011. After review, minutes were unanimously approved by the Board.

David B. contacted the HOA attorney to discuss the situation regarding the condition of the abandoned property on Macbeth and what action the HOA could take as far as mowing the grass and trimming the tree. The attorney advised the HOA that they may not want to take on that responsibility and perhaps the HOA could write a letter to the homeowner regarding the grass and tree. There is a county ordinance that homeowners have to keep the lawn at a certain length or be subject to a fine. HOA could possibly contact the county. This homeowner paid her outstanding assessment in September. Check with Mort S. to see if he responded to the e-mail complaint. Move to accept by David B., seconded by Kathy R. and carried by unanimous vote of Board.

The HOA Board discussed the budget for 2012. Some changes to the budget were suggested. No increase would be necessary to the assessments. The Board would review the suggested changes and vote on the 2012 budget at the October meeting.

Motion made by Kathy R. to increase Insurance by \$100, reduce Taxes by \$150, increase Newsletter to \$50, reduce Office Supplies by \$50, increase Audit by \$50 and change the line item "Repairs" to "Maintenance". Motion seconded by Nancy V., and motion carried by unanimous vote of Board.

Posting to be placed on website for bids for snow removal in the common area.

Kathy R. will again look at tree in common area for possible removal. The last estimate for removal and grinding of the stump was estimated at \$800.

Kathy R. was able to contact the insurance company regarding the accident involving the lawn mowing company employee. Our new agent contact is Colleen at ext. 3017. Colleen advised that it was not necessary for the HOA to notify the insurance company regarding this accident.

The Board discussed a letter that was received regarding the storm water management on Gemini and Andylin.

Projects suggested for next year: mulch the playground, look at the trees in the common areas for possible removal/trimming, dumpsters for yard waste, and community yard sale.

The bill for the dumpsters from Area Refuse has not yet been received. Note in the newsletter that Area Refuse offering discount rate for trash removal if a minimum number of homeowners sign-up.

Karen will be handling the Halloween party again this year.

Attorney needs detailed survey with measurements of actual footage regarding the encroachment situation.

The next Board meeting will be on Tuesday, October 11 at 7 p.m. at the Carrolltowne Library. The usual meeting room is not available, but we will find another room in which to meet. There being no further business, the meeting was adjourned at 8:10 p.m.

Respectfully submitted,

Marie A. Torosino
Recording Secretary