

**Foxmoor HOA Meeting – February 16, 2022**  
**Broadneck Library, Arnold, MD**

Board members in attendance:

James Goldie

Adam Hlavec

Jeff Stramella

Trish Stramella

Heather Bates (Arrived ~7:05)

7:03

- Hlavec motions to call meeting to order
- Trish seconds
- All in favor (4-0)

7:04

- Hlavec motions to approve minutes for December 29, 2021 board meeting
- Goldie seconds
- All in favor (4-0)

7:05

- Goldie shares projected budget for 2022 with board members
  - o Discusses line items
    - Estimated legal fees for the coming year are reduced significant due to the Board's decision to remove accounts from collection
      - Mentions law firm has not gotten back to us about removing accounts from collections
    - Bank account fees were raised (BB&T switched to Truist)
      - Plans to address as fee increase was surprisingly large; Hopeful bank will accommodate in lieu of switching to new bank
    - The included lawn care estimate is based on one specific bid
      - Need to ensure bid includes cost of seasonal plants and leaf removal from all common areas, will follow up with company
    - Snow removal costs vary from year-to-year; Estimate only
    - Increased tree care costs include roadside cherry tree trimming for half of the community
    - The one other lawn care bid received by the Board was significantly higher than the one included in the projected budget
  - o Goldie will send projected budget to all households along with annual assessment
  - o Budget needs to be approved by the Board around April
  - o The main risks of going over the projected budget are unforeseen:
    - Tree care
    - Legal fees
  - o Most of the HOA reserve is from the land sale from several years ago
  - o Goldie recommends special project to add picnic tables or benches to rec lot, as it's a one-time fee versus operating cost
    - ~\$1500 - \$3000 expense
- Lawn care contract needs to get finalized

- Will solicit additional bids
- Likely expenses in coming years include:
  - Tot lot fence repair/replacement
  - Playground equipment updates
    - T. Stramella suggests contacting insurance company to get recommendations on inspection services
  - Bike rack at tot lot
- 2022 operating budget needs to be finalized around the start of the fiscal year (April 1)

7:24

- Hlavek asks about status of annual assessments
- Goldie indicates that they will go out at the end of February

7:25

- Bates asks about election year criteria for signage
  - Political signs are permitted 30 days before and 7 days after primary and general elections
  - Reminder can be sent out via newsletter or to email distro

7:27

- T. Stramella enquires about newsletters
  - Asks if we can include in a future mailing
  - Goldie suggests including in annual meeting mailing and not annual assessment mailing so as to not hold up distribution of the assessments

7:30

- Floor open for community discussion
- Concerns about barking dog on Norton

7:33

- Hlavek mentions upcoming elections, asks if there are ideas for soliciting nominations
  - E. Henschel mentions previous Boards established a nomination committee, which included one board member, to generate ideas and suggestions for nominees, and gauge potential nominees' interest

7:36

- Hlavek motions to adjourn
- Goldie seconds
- Approved (5-0)
- Meeting adjourned