

Foxmoor HOA Meeting – December 29, 2021
Broadneck Library, Arnold, MD

Board members in attendance:

James Goldie
Adam Hlavec
Jeff Stramella

7:00

- Hlavec motions to call meeting to order
- Goldie seconds
- All in favor (3-0)

7:02

- Hlavec motions to approve minutes for September 21st, 2021 board meeting
- Goldie seconds
- All in favor (-0)

7:03

- Goldie raises issue that Fisher Grass N' Gardens, Inc., which the HOA used for landscaping services in 2021, is retiring, and the community will need to find a new vendor
 - o Goldie recommends soliciting at least 3 bids
 - o Plan is to walk through community with vendor to highlight required work within common areas
 - o Would like to finalize before end of January
 - o E. Henschel asks about multiple vendors
 - Can see what each is offering
 - o K. Staples knows vendor in Riva that offers snow removal and offers to refer to board
 - o New contract will require board vote
 - o Board members agree to work to identify vendors, solicit quotes, and set up walk throughs in the coming weeks

7:07

- Goldie proposes raising community dues
 - o New lawn care contract will likely increase in cost
 - o Community hasn't done streetside tree trimming for several years
 - o Community hasn't raised dues since 2016 or 2017
 - o Suggests \$10 per household
- Goldie motions to increase annual HOA dues from \$150 to \$160 for 2022
 - o Hlavec seconds
 - o All in favor (3-0); Motion passes

7:10

- Goldie raises issue of current collections process
 - o Currently, two households in formal collections process
 - o Attempts to collect on these two accounts have gone on for years
 - o Some money has been recouped, but legal expenses have outweighed the amount collected

- Goldie recently went to court to represent HOA regarding one of the outstanding collections
 - Judgement awarded the HOA the outstanding dues, but not the full amount of legal fees paid to the HOA's attorneys during the collections process, resulting in a net loss for the HOA
 - Goldie anticipates this will continue; Some households may never end up paying
 - Currently, new annual assessments are added to HOA legal teams' collections as they come due
 - Goldie recommends contacting HOA law firm, and bringing ownership of debts under HOA again
 - Would significantly reduce legal fees HOA is paying
 - HOA would have the option to handle and negotiate these outstanding debts as it chases
 - Goldie recommends HOA establish a higher threshold (for example, 10 years of unpaid dues) before referring account for collection with legal team
 - Legal fees for smaller outstanding debts would likely continue to outweigh the amount of money recouped by the HOA
 - E. Henshel asks if a lien can be added should a household with outstanding debt to the HOA try to sell the home
 - Potentially yes, but lien must be filed with county through the law firm
 - When this collections effort was initiated several years ago, 15-20 homes were delinquent
 - Collection effort overall has likely yielded a net financial gain for the HOA, outside of these two specific accounts
 - Hlavek asks how many other accounts beyond the two referred to law firm are currently delinquent
 - Goldie: One or two other delinquent accounts, owing only one or two years of unpaid dues
 - Hlavek voices support for discontinuing collections efforts on the two delinquent accounts through the law firm, as it has been only marginally successful to date and is negatively impacting the HOA's finances
- Goldie motions to bring the two delinquent accounts being managed by our legal team under the HOA's control
 - Stramella seconds
 - All in favor (3-0); Motion passes

7:18

- Goldie mentions it's likely the HOA will have to conduct a "reserve analysis" in the future, which is an in-depth analysis of the associations' assets and finances
 - Currently occurring as a requirement in neighboring Prince Georges and Montgomery counties
 - Goal is to ensure HOA has adequate financial reserves
 - Likely to become a state law
 - Not applicable for this year

7:23

- Board members briefly discuss current costs associated with HOA website

- Web hosting & domain (foxmoorhoa[.]org) registration are already paid through next two years (originally a three year term)
- Email subscription is be billed at the end of January, as it's an annual term
- Hlavec mentions the possibility of adding functionality to the website to allow for easier submission of architectural requests
 - Would require an additional ~\$10 month fee to upgrade web hosting service to allow for file uploads
 - Will investigate; Web hosting company sometimes offers promotional discounts HOA could take advantage of

7:28

- Discussion of Freshfields development
 - 55+ community being developed near Foxmoor off Freshfield Ln
 - Information session was held several months ago
 - Development will almost certainly proceed, as land was re-zoned by county, and county council cannot restrict or prevent specific development projects provided they follow prescribed codes and permitting processes

7:31

- Hlavec motions to adjourn
- Goldie seconds
- Approved (3-0)
- Meeting adjourned