



Call to Order - President 1830, Panera Maple Lawn

Time: 1840 order

Attendees: Kaleem, Joe, Mimi, Denise

Quorum: yes

Attendance/Roll Call 1835: Dave out, Mekita out

Approval of Last Meeting Minutes: (previously conducted via text)

Public Forum / Public Comment: None

Treasurers Report (Mimi Ngai):

No transactions since last meeting. Balances: checking 22,416.14; money market savings 28,021.32

Delinquencies: will get with joe by EOM.

EPA/Tech Report (Kaleem Ahmad)

Credit Card Update has money, needs to get card. Will get card by EOM and will link it to go daddy for website, previously paid by Kaleem.

EPA Update new driveway and porch seen, no spa forms were submitted/not approved

Construction Requests: received none.
website has been updated.

President's Report

Inspection violations not yet mailed will shoot for end of March, motion by Joe to make compliance due by June, Kaleem seconded. 3 years, passes

Contact made with Kafil Patwary regarding 9305 Kenbrooke Ct, advised of violations and constant noise complaints, said he will address

Committee Report (Denise):

sorting docs to be scanned continues. will start scanning all financials and continue research on retention.

Unfinished Business Discussion:

HOA reloadable credit card-Kaleem will purchase and load.

Status of delinquent dues by eom mimi/joe

Update from Denise regarding historic HOA documents

Date to mail inspection notices eom.

Spring Common area maintenance- table to next meeting.
mowing-contracted.

New Business:

proposal to rewrite Covenants and by-laws (estimate from Nagle & Zaller (about 20 hours to do). Discussion: change voting threshold, add/remove violations, address short term rentals, notate rentals must have HoCo license and provide to HOA, rentals one family only.

Motion made by Joe to proceed with covenant/by-law rewrite, seconded by Kaleem. voted, Kaleem, Mimi, Joe not yes, Dave Kistler briefed via telephone, supports effort.

Next Meeting: 4/23/24. Panera at Russett Green, 6:30p

Board Meeting Adjourned: 1915

These minutes voted and approved via text message by Joe, Mimi, Dave, and Mekita