

NWCA HOA Annual Community Meeting Minutes – 07/10/2024

The annual meeting of the Northgate Woods Community Association was, July 10, 2024, at Savage branch of the Howard County Public Library. The meeting was called to order at 7:10 PM. The HOA board members in attendance were:

- Joe Minnick - President
- Kaleem Ahmad - EPA
- Mimi Ngaii – Treasurer
- Mekita Hinnant – Vice President
- Denise Lee – Member at Large
- Dave Kistler – Secretary

In addition to the board members, 5 households were represented.

- I. The board members introduced themselves.
- II. Mekita addressed several complaints the board has received.
 - a. Excessive noise from a particular household
 - b. Commercial truck/trailer parked by the drainage area. Joe explained that the HOA has no recourse, but he encouraged community members to register complaints with the Howard County Police Department.
 - c. People walking their dogs and not cleaning up the waste. It was noted that several of the dog walkers are not local to Northgate Woods, but from neighboring communities.
- III. EPA/Tech Report: Kaleem began reporting on the status of NWCA's social media. He discussed the web site and Facebook page. *During the tech presentation, the group was informed that due to reports of severe weather in the area, the library had to be evacuated. The meeting was temporarily adjourned at 7:30 and reconvened at 7:50 at Joe's house. Most of the people who were in attendance at the library followed along.* Kaleem completed his tech report.
- IV. Treasurer's Report: Mimi presented the proposed budget and reported that a book check had been performed. At Joe's suggestion, the vote to accept the budget as proposed was deferred until after the discussion of new HOA Board initiatives due to one of the budget line items being directly related to a specific initiative.
- V. New Initiatives: Topics discussed included:
 - a. Bank change: the board proposed that the NWCA move its checking/savings accounts (currently with Wells Fargo) to a bank that offers benefits currently not received (e.g., interest). It was noted by a community member that any bank that might be considered must be FDIC insured. After discussion, the initiative was passed unanimously.

- b. Bylaws update: the group discussed having the bylaws updated. All updates would be performed by an attorney and would be in compliance with Maryland state law governing HOAs. Once the bylaws have been updated, an executive summary of any revisions would be prepared and distributed to the homeowners for concurrence prior to going into effect. The cost for the updates will be approximately \$7000, which is included in the proposed budget. After discussion, the initiative was unanimously approved by the attendees. After approval, Joe moved to approve the budget as proposed. Kaleem seconded the motion, and the budget was adopted unanimously.
 - c. The group discussed several possibilities to increase homeowner involvement in the community. Items suggested included:
 - i. Having the board provide a dumpster for a day for homeowners to discard unwanted items
 - ii. Hosting a community car wash
 - iii. Holding a community yard sale
 - iv. Provided coffee in the common area
 - v. Providing leaf bags for yard waste disposal
- VI. Election – there was one board vacancy. Due to the small number of attendees, it was agreed to dispense with a secret ballot vote and hold the election with a voice vote. Joe Minnick was unanimously elected to serve another term on the board.

The meeting was adjourned at 9:20 PM.

Submitted by D. Kistler, Secretary