

Northgate Woods Annual Meeting
August 15, 2019
North Laurel Community Center

A sign-in sheet was handed out to the attendees.
Call to order was at 7:03.

Denise Lee Introduced the officers:
President; Denise Lee
Vice President; Deborah Johnson
Secretary; Larry Chiarizia
Treasurer; Bruce Land
Member at Large; William Rogers

There was an introduction to the Jacksons (9398 Northgate road) to the neighborhood. They have three children. Joe Minneck announced that there would be a BBQ at his home to welcome them, everyone in the neighborhood is invited. It was to be held at 3:00 pm Sunday August 18th.

George Santoro announced that the "California Inn" property was sold July 26th but what type of business is going in there is unknown at this time. A guess or scuttlebutt was perhaps a Wawa since the owners have worked with Wawa before. The owner passed away. The property includes up to but not including the old antique property.

Denise introduced our guest speakers; Officers Robertson (Community Resource Officer) and Cortez (Owen Brown Resource Officer) of the Howard County police. (They also brought a cameraman to record the officers interactions with our community.) Their job is to interact directly with their respective communities. Every Monday they pull the records of calls for those communities. He mentioned he may already know of issues regarding our immediate area but opened the floor for suggestions. Elaine Hancock brought up hearing vehicles both speeding and loud on Northgate and Whiskey Bottom. Officer Robertson said they'd have to catch them in the act and would ask the traffic section if they could watch the area anymore. (Unknown resident sitting with Elaine); There are tractor Trailer using the circles on Whiskey Bottom. Sunbelt and Coastal were mentioned. Robertson will mention it to traffic. It doesn't seem clear is larger vehicles are allowed to come through. They do tend to drive over curbs at circles and have trouble making it around the circles.

Someone asked about break-ins, recent crimes. Robertson said there has not been anything "outrageous". Joe Malloy mentioned hearing about a robbery close by where a person had their clothing bundle taken. Robertson said he would have to look this up.

(Unknown resident); was called by someone saying they were told to come to their house regarding a purchase. Robertson said it may have been just for two parties to meet for a sale, or a pizza company...but he said do not open a door to someone you don't know. He also recommended a door camera and calling the police afterwards to show them the pictures. It could be someone they've seen before. He mentioned that the police have access to Ring videos.

George Santoros; brought up the issue of junk cars in driveways/on a residents property. Robertson said there's nothing can be done, it's his property. If the HOA has a clause addressing the issue, something could be done, but Howard Country cannot do anything.

George Santoro asked about a girl was shot. Robertson said that's another thing he would need to look up. Also mentioned was there are non-residents coming into our neighborhood and either meeting people from or walking to the Country Meadows apartment complex. George suspects it is drug related. He said occasionally he can smell it too. The partial sidewalk they use is across from at 9367 Northgate. Robertson said they want to hear about this sort of thing. Cortez said they need to hear from residents to start to investigate, don't feel like it is a bother to call us. The officers recommended calling the non-emergency number: 410 213 2200. It is going to take more than one call before a report is generated for Robertson, it takes two or three. Cortez also mentioned they will follow-up on any reports. Robertson said we can also email him through the Community Board.

Lindy Minneck asked how to get a cut-through sidewalk to Butterfield and Robertson said that would be a matter for Howard County Roads.
At this point the officers left.

Denise: back to community issues. She asked if anyone is experiencing issues with dog waste in their areas. A lot of yes answers. She asked if there was interest in have a dog waste bag dispenser set-up. Kaleem Ahmed mentioned that the dog owners should be the ones carrying their own bags. Denise mentioned she's picked up waste before, knew whose dog it was and took it to their house.

(Unknown resident), So is it sufficient if we walk our dogs and pick up the waste.

Larry Chiarizia mentioned it's Howard County law as well as in our covenant that you must pick up after your dog. He also mentioned that he thought it was a HoCo regulation that it was supposed to be on the curb side of the yard, not in anyone's yard. But even in the common area dog waste needs to be picked up by the owner/walker. (More to come!)

Steve Clark brought up that even if the dog just urinates, it leaves a bare spot.

Mary Hopkins interjected that did not give a home owner the right to verbally assault someone.

At this point, there was a testy exchange and Denise said she didn't mention the subject for Steve and Mary to continue their confrontation and requested all parties to keep it civil. She said this is everyone's' neighborhood, we are grown-ups and should not bicker.

Deborah then spoke to remind everyone we want our new homeowner to attend. We may not agree with everyone however, most of us have mortgages, will be here a while and need to work things out (my paraphrasing). We know the basic rules, carry bags, clean up after your pets, keep it civil)

Kay Kay (?) objected to people walking their dogs at the ditch and not cleaning up.

Denise once again brought up the bag/receptacle clean-up service but there were some objections to everyone paying for something they don't all utilize.

There was also general discussion about people walking through that are not from our neighborhood with their dogs.

Denise then brought up the community website. The current website can only be accessed by Bruce Land. She proposed that we start a new website so the Board has access. Kaleem Ahmed has put one together to show anyone interested. It is not online yet, that requires a registered URL and a host server. Kaleem only had his laptop since there was not a projector available. Discussion ensued about the difference between our current and proposed website. The new one would be dynamic with the data behind it the older one is static with text. The question was asked if we would retain the current .org address. Denise explained the current board member has not allowed access to that url and wants to keep it. Banks and so forth want to access or website for various reasons. Kaleem went on to say to launch the new site we would need to purchase the .com or .org url and arrange for and pay for server hosting. He estimated registering a url would be approximately \$12.99 - \$30.00 and web hosting would cost \$25 - \$50 per month depending on traffic and traffic...or about \$500 per year.

Denise then brought up that the Board originally paid for the current url and the Board member, Bruce Land, did not want to give it back. We were hoping he would kindly return it.

It was moved by Linda Jackson to have the current Northgate woods url www.northgatewoods.org transferred back to the Board so it could point to the new website. Janice Morton seconded the motion. Discussion: Included that while the website belonged to Bruce, the url does not. Also asked; how can we get the current content, Kaleem explained that like a house, Bruce built the current one, it is his content, only the url/domain name/web address should be ours. We have a new "house" we wish to build on the current url. If the url were left unpaid, it would be available to rent again.

At this point, Joe Minneck asked Bruce why he's holding on to it. Bruce said (paraphrasing) "he created it about 15 years ago to grow and improve by adding content to keep the officers honest. We've had people try to do illegal things, spend money in the treasury on their own behalf." He went on to say has asked for content previously, he grew the site and feels it is his.

Someone asked is the Board pays for the address and the answer was yes and we reimburse for the hosting.

At this point, there was disorganized discussion.

Denise brought the conversation back to her request to allow adding money to the budget which would be used towards the new website.

Another conversation between Kaleem and Bruce ensued that was heated regarding whether Bruce would give up the url. At the end of which, Bruce said he would sell the site for \$5,000. Joe Minneck then said (paraphrasing) that shows Bruce did not have the good of the community in mind, it wasn't fair to the community. Bruce responded that he left the .com address open to the community because we are a corporation joe asked did the community pay for the address and Bruce answered that he (Bruce) did originally. However, the community has always reimbursed that cost of renting the .org url "in recent years". The url is still in Bruce's name.

More discussion...some disorganized.

Denise reiterated she want the voted to include transfer of the current .org address.

Call for vote, show of hands, one hand per household. For: 22 Against: 1

After the vote, Bruce said if he was reimbursed for the current hosting charges ("around \$200) he would give up the .org address. Transfer in approximately 30 days was agreed upon.

Denise then brought up our one year contract with CSM. There were/are difficulties setting up with them. She brought up we do not have to keep CSM, we could go to another management company. Blackstone was mentioned, who "rejected us" because a board member was rude to them.

Deborah Johnson spoke next mentioning that CSM is out of state. There was one resident we found out was charged \$495 to find out they didn't owe anything to the HOA so she could sell her home. CSM is not a full-service company. It would be better to have a local company where we could actually go to their office. Also, she asked, do we even want a management company. In the case of a full service company, they would do things like home inspection walk arounds instead of the Board members. It may be about \$700 more than we pay now.

Joe asked what services would a full service provide. Deborah answered, mailings, maintaining balances, inspections. The main idea behind a full service management company was, we were seeing the same people serving on the board, year in, year out. In the case of someone leaving a position, there would be some sort of continuity.

There was discussion about rotating Board jobs among those elected to the Board.

Linda Jackson asked if the new website would be more interactive should we select a new management company.

Denise asked the attendees if we were for or against retaining CSM.

Joe Minneck moved we discontinue their services.

Linda Jackson seconded.

The vote was as follows:

For discontinuation: 26

There were no votes to retain CSM.

Denise then requested the Financial Report. Bruce handed out copies of the audit. We passed the audit from 2018. They check every check in and out. Bruce mentioned getting current financial records completed are not possible yet due to inaccuracies found with CSM's figures. We have 18 owners who have not paid dues. He requested and has finally received a list of CSM's "extra charges" for various services.

Larry added that CSM's work actually added to Bruce's workload rather than make it easier.
(Maybe add financial report and audit here?)

(There was a lot of semi-organized discussion and side conversations regarding the budget. If these details need editing, please let me know)

Budget changes: Denise requested we add a budget change addition for the newer website.

Will Rogers: Increase the website allocation from \$300 to \$700.

Moved by Linda Jackson; new line for the website instead of office supplies, \$700

Seconded by Gerald Celentano

Approved as amended Dave Kistler

Will Rogers announced the next thing in the meeting would be to vote for the new Board.

Denise said there are 5 positions and suggested new people come forward.

In addition to the members included on the ballot who were running again, the following people were nominated as write-ins:

Kaleen Ahmad

Joeseeph Minneck

Freshia Ngaii

Larry & Mary Hopkins

Ballots were handed out, one per household.

The top vote results were as follows:

Joe Minneck: 26

Denise Lee: 19

Will Rogers: 17

Kaleem Ahmad: 17

Larry Chiarizia: 16

Fresia Ngaii: 16

After the vote some general items were brought up for discussion:

Lindy Minneck reminded everyone there would be a welcome picnic the following Sunday at 9397 Northgate. Please attend, feel free to bring a dish or just come to say hello.

George Santoro asked if we would be able to add content on the new website. Kaleen explained people could submit content but a moderation/web master would have to add approved content.

Kay Kay's mother wanted to bring up and thank whoever the gentleman was that shoveled her for her during one of our snows.

Someone asked about getting a community dumpster again. Our experience last times were that people from outside the community came through and used it too.

Denise asked if anyone had a business they wanted their neighbors to know about.

Guillermo San Jose mentioned he was a cement mason.

Mekita Hinnant mentioned she was a real estate agent.

Fresia Ngaii let us know she is an accountant

Mary Hopkins added that she was a math professor.

At this point and after the results of the election was announced, the meeting seemed to dissolve. I did not here a motion to adjourn, a second or vote...except everyone voting with their feet and leaving.