**The Fields at Seminary Homeowners’ Association Meeting Minutes**

**Date: March 27, 2023 – VIRTUAL Annual Meeting**

**Attendees: 12 Homeowners present**

**HOA Board Attendees: Andrea, Christy, Eve, Will, Thomas, & Vicki**

**Meeting was called to order by Christy at 7:08 pm.**

Christy introduced the HOA Board members

**Secretary’s Report:** The Annual Meeting minutes from March 28, 2022 were reviewed and approved by all attendees. Vicki confirmed a quorum was reached with the combination of one proxy vote and 18 homeowners present.

**Treasurer’s Report:** Thomas reviewed the 12/31/22 Financial Statements:

Balance Sheet: The $39k in assets holds a conservative mix of three mutual funds. The Investment account is up from the last statement, but still at a loss for the year. This is due to inflation and market fluctuations. The Board has not withdrawn from the investment account in two years.

Profit & Loss: We underspent our budget in 2022 by $5,600 (income less expenses). The savings came from line items for Landscaping, Legal, and Supplies. There was an unexpected one-time tax payment assessed of $887 due to Capital Gains distributions.

Other comments: Annual dues were not increased this year. There are 6 homeowners that have not paid annual dues. Attempts to collect are ongoing. There were 44 homeowners that contributed to the 2023 social fund for a total of $1,025.

2023 Budget: The 2023 dues for 79 homeowners @ $300 is a budget of $23,700. The budget line for Website Expense increased this year, the first time since we installed the program. We are projected to have a $880 surplus.

**Election of Board Members:**  Two new Board members were nominated at the meeting: Mike Fallon (13 Summer Fields) and Raj Rao (27 Summer Fields). Mike and Raj were voted in for a three-year term.

Vicki Magnotta is stepping down from the HOA Board after 20+ years. Christy thanked Vicki for her years of service to the HOA.

**Landscaping Report:** Vicki reported that there were no unexpected landscape expenses this year. In fact, we were under budget. One of the bushes at the front entrance near the west marque is blocking the sightline to oncoming traffic. The Board voted to remove it. Vicki will contact Greentree to take care of this.

**Social Committee:** Andrea heads the social committee and has several volunteers to help. There is a meeting on April 12 to discuss plans for this year. luminaries on Christmas Eve, and adult only crab night. Stay tuned to the social calendar and emails from our neighborhood website for events. Last year, the block party and Egg Hunt was well attended. The luminaries on Christmas Eve was a welcomed addition. This year’s egg hunt will be on Saturday, April 8.

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**Covenants Refresh:** Eve reported that the Board is updating the Field’s Covenants to be more comprehensive and include or exclude policies relevant to this century. Our neighborhood is over 30 years old and some things didn’t exist then, for example, Air B&B. The Board’s objective is to maintain property values and reflect the spirit of the community. Eve and Christy will be working on this in the coming months. Once a draft is compiled, it will be sent to our legal advisors for review. Once legally proper, the Board will send to the community for review and approval.

Monica O’Grady suggested not to allow rentals. However, there has been one rental in the neighborhood for several years, so not sure if we can exclude others or just grandfather them in. Geetha Raja asked that “picking up after your dog” be included as well.

**Open Discussion:** The following topics were discussed:

-The community website has a “Recommended Contractor” tab and all are encouraged to submit their favorite, reliable contractors.

-Street lights are easy to report. Baltimore County fixes within 48 hours. You can posts the location on the BC website.

-Should we add Stop signs or speed bumps in the neighborhood to slow down drivers? Speed bumps were investigated years ago, but the County will not install in our community because it is a “non-thru traffic” neighborhood (only one way in and out).

-Baltimore County has a program to apply for signage “Children At Play”.

**The meeting was adjourned at 7:57pm**