Shipley’s Crossing HOA Board Meeting Minutes

Shipley’s Crossing Clubhouse

522 Donner Way

Millersville, MD 21108

September 24,2019

1. Monthly board meeting called to order at 6:30 p.m.

2. Board members were present Mike Bonk, Charlie Kerrigan, Mike Thomasson, and Diane Boyea

3. July 2019 board meeting minutes were reviewed and approved

4. Standard Treasurer’s report was reviewed and approved.

Old / Unfinished Business

* Comparison between insurance companies is not completed therefore issued is tabled.
* Architectural report.
  + One submission for solar panels was received
  + Floyd Zablotny is moving and therefore has advised the committee of his resignation.
* Windows at the Club House were cleaned by Streak Free.
* Northside Transportation Grant- 2 of the 3 submitted were approved. The 3rd will be resubmitted with pictures.
* Tree removed from 539 Donner as it was threating 2 homes.
* Four proposals for clubhouse were received and will be reviewed by board members with a vote to award the contact to be conducted at a later date.
* Four Proposals for Lawn care and Snow removal have been received and will be reviewed by board members with a vote to award the contact to be conducted at a later date.

New Business

* Greater Severna Park Council (GSPC) update was provided by Peggy Neglia. In addition, Mike Bonk advised he received a call about possible changes to the properties on Brightview, adjacent to our community. Information is scarce at this point, but both GSPC & this HOA will monitor situation.
* ProCom reported 2 new residents – 536 Donner Way and 8322 Galiot Drive
* Community Reserve Studys are recommended to be completed every 5 years. Our current study was completed in 2015. We have requested a new Reserve Study be completed. ProCom has proposals from Falcon Group and Miller Dodson. Proposals will be reviewed by board members before awarding contract.
* Strauss & Associates will be completing an Audit of Undesignated Equity and Reserve accounts.
* Fitness Equipment – ProCom has secured 2 proposals for regular maintenance. Board agreed to quarterly maintenance. Motion by Charlie Kerrigan second Mike Thomasson
* Directory needs updating. ProCom has agreed to include in the annual mailing with the proposed budget, a document showing current resident data and a form asking residents to update information as needed and return the information to a board member .
* Pool Fence needs repair. ProCom was asked to secure bid.

Board Member Input

* Landscaping – Berms and flower bed. After meeting with 2 contractors we are awaiting a bid for pruning and reestablishing the bed with Native / Sustainable plants.
* Reserve Study – details explained further by Charlie Kerrigan
* Notifications may be sent to homeowners if they are not keeping up their property, if deemed necessary by the board.

Homeowner’s Forum

* Tom Hermansky – discussed letter he sent regarding suggested accounting methods, and presented information to the Board. Charlie explained that ProCom and the Board are working to provide a more detailed balance sheet to provide additional information.
* Peter Hanan –
  + Inquired if the governing documents need to be revised. The history and cost were discussed
  + Changes to irrigation system were suggested and cost of water used discussed.
  + Landscape Committee was suggested. Consideration will be given by board.
  + Suggested a text, sandwich board or newsletter to alert residents on Board Meetings.
* Jo-Lynda Cravero – Discussed options for changes in pool hours. History of options previously explored was discussed. Pool options will be reviewed.

Meeting Adjourned