Shipley’s Crossing HOA Board Meeting Minutes

Shipley’s Crossing Clubhouse

522 Donner Way

Millersville, MD 21108

December 3, 2019

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

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

3. September 2019 board meeting minutes were reviewed and approved

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

Old / Unfinished Business

* Landscape Contracts – Mike outlined the bids from new companies and Tulip Grove was deemed the best for our Community at this time. Diane Boyea made a motion to accept the 2 year contract and Buddy Jackson Seconded. Motion carried.
* Architectural report.
  + Six (6) involving pavers, solar panels and paint were submitted and approved by the Committee.
* Insurance comparison had been completed by ProCom. Erie Insurance leading candidate and a company representative has offered to meet with the board. ProCom was asked to set up that meeting, before a change in company is voted upon.
* Northside Transportation Grant- a grant approved for French Drains ($4,900.00) and repair of North Street cracks ($4,240.00). The Clubhouse parking lot was not approved but will be resubmitted in the future.
* The Reserve Study contract with Miller Dodson was initiated. Results will be shared when completed.
* Strauss & Associates has received the information for the Reserve and Undesignated Equity Audit.
* RMS Fitness Equipment has completed initial maintenance. Equipment will be repaired and or replaced as needed.

New Business

* The Board met with the Greater Severna Park Council (GSPC) and representatives from Woda Cooper (Developer) to discuss a new proposed development for the properties on Brightview Dr., adjacent to our community. Mike Bonk outlined what is known about the proposed development by Woda Cooper who builds, and manages Senior Residences in several states. They have applied for and received state and federal tax credits for this development. More information will be available in the new year, and the Board is committed to working to keeping the residents of Shipley Crossing informed and our concerns known to the developers.
* MDE made surprise inspections of the North Dams/Ponds. Groundhog/Fox holes will need to be repaired. Overall the inspection went well.
* ProCom was notified of 1 transfer of ownership.

Budget

* Based on the Board’s estimation of “Undesignated Equity” for the North, South, and Clubhouse, the Board decided to apply a credit of $8,000 (from North Undesignated Equity) to the North budget, and a credit of $1,000.00 (from South Undesignated Equity) to the South budget. This lowered the homeowners Quarterly Assessments from the previously announced proposed 2020 Budget. Therefore, the newly proposed quarterly assessment payments for 2020 will be

$448.00 for the North

$298.00 for the South

Discussion from the floor ranged from:

-The Board’s ability use Undesignated Equity to benefit the homeowners who contributed to that specific pool of money.

-Ongoing efforts of ProCom and the Board to calculate the amount of Reserves and Undesignated Equity for North/South/Clubhouse.

-The Reserve Study being initiated and underway.

-Pool expenditures vs. Pool availability

-A homeowner compliment regarding the effectiveness of the SCHOA Board in keeping assessment fees relatively low compared to communities in other states.

Diane Boyea made a motion to accept the amended budget, Buddy Jackson seconded. The motion carried.

Homeowner’s Forum

* No other issues were raised.

Meeting Adjourned