

**GENTRY HOMEOWNER'S ASSOCIATION, INC.**

Minutes of the Meeting of the Board of Directors

April 15, 2008

The Board of Directors of the Gentry Homeowner's Association, Inc. met at the home of Board President, Brad Merry on April 15, 2008. The meeting was called to order at 6:40 p.m. The Board members present were as follows:

Brad Merry	President
Sylvia Gantt	Vice President
Travis Regier	Treasurer
Kevin Zelenakas	Secretary
Carole Allen	Member at Large
Kerrie Wilson	ProCom

**APPROVAL OF THE MINUTES**

The minutes of the March 18, 2008 meeting were reviewed and approved.

**OLD BUSINESS**

1. The final audit (which is exactly like the draft) is available for review. All taxes are complete.
2. The pool information and the Spring Inspection notice were sent to homeowners today. Inspections are scheduled to begin May 19, 2008.
3. ProCom spoke with the homeowner of #95 regarding a proposed new tree. This homeowner would like to remove a crepe myrtle. Brad noted that the tree in question is not touching her unit or interfering in any way. The homeowner was advised to submit any change in writing for ACC approval but Board members were not inclined to remove this tree.
4. The dumpster will be on site April 25 - 28, 2008.
5. Kathy Wildeman has requested a speed bump be installed at the top of the hill. It was also noted that one is needed along the front of the community. ProCom will get pricing from GMC for this.
6. The plant pick up from Greenscape is scheduled for Friday April 18<sup>th</sup> from 1-4 p.m. at Truxton Park. In addition to the plant material, 18 bags of top soil and 20 bags of mulch will need to be picked up. The area in front of the dumpster has been noted as a priority. Not many people have volunteered to help.
7. "No Dumping" signs will be made and installed.

**NEW BUSINESS**

1. A new meeting announcement sign was purchased and installed at the entrance to the community.
2. Proposals are needed from GMC for Courtyard #1 work and speed bumps.
3. Brad noted several "problem" rental units. These tenants have had repeated issues with parking, noise and unit maintenance. ProCom will request copies of the rental agreements and will alert the homeowners to the difficulties with their unit (as well as the number of people living in some of these units). #10, 18, 21 and 71 were specifically noted as problematic.
4. Due to continuing problems, several vehicles have been towed from the community. The homeowner of #18 (Powell) will be contacted about providing their tenant with the necessary parking stickers.
5. #21 has no stickers yet parks three cars in the community. Kevin suggested sending out a notice reminding of the parking rules as well as the Association's authority to tow illegal vehicles.
6. Brad reminded not to dump debris in the woods and requested the attorney draw up a resolution

regarding this.

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7. A homeowner has requested a handicap parking space for her tenant. ProCom advises allowing considerations for handicap parking provided the homeowner pay for all alterations. No request has been submitted. The Board noted that this homeowner should provide her assigned space to the tenant.

### **REMODELING PLAN**

1. Michael Gendel of #37 was present and noted that he had completed several repairs/improvements on his unit before he received the remodeling plan. He is willing to complete the required work, but would like to wait until the end of the allowed time. Brad reminded him that the work will need to be complete by the end of the year. Mr. Gendel agreed to finish the work by December 31, 2008.
2. The Board directed ProCom to send Mr. Gendel a "thank you for coming to the meeting" letter along with confirmation of the completing date for the remodeling project.
3. Brad noted that he spoke with Ms Shain of #34 regarding completion of the project on her unit. She has since submitted a written note saying she will complete the work by the end of 2008.
4. No response was received from:
  - #32 Wanda Brown
  - #62 Otto Salguero
  - #93 Kristen CauldwellSylvia moved to commence with fines on these units. The initial fine is \$500 followed by \$25 per day up to \$1500 until a written response regarding the remodeling plan is received. Travis seconded the motion. The motion carried.
5. #38 Raymond Jackson to be summoned to a hearing at the May meeting due to lack of response to the remodeling project.
6. #77 Sherri Curley, #28 Maria Gomez and #79 Elsie Smart have all indicated verbally that they intend to sell their units and therefore do not want to complete the work. This is not ok. All will be summoned to the May hearing. If they provide in writing their intent to complete the project in the allotted time, they do not have to attend the hearing.
7. #64 Raffaella Calabria's contractor used the incorrect windows and the wrong colors. The Board directed ProCom to send a letter demanding the necessary corrections be made within 90 days. Written intent must be received within 30 days.
8. Ms Calabria also requested to paint her front door Hunting Coat Red. The Board denied this. The approved red colors are Arroyo Red and Cottage Red.
9. Brad asked that a notice be sent out reminding homeowners not to install exterior lights, mailboxes or house numbers without prior ACC approval. Unapproved items will be noted during Spring Inspections.
10. Carole suggested having the association pay to install the lights, mailboxes and house numbers in order to ensure uniformity.
11. Carole volunteered to work up a price on fabricating the mailboxes to include a place for house numbers.
12. The Board directed ProCom to send a letter alerting homeowners that the Board is working on these items so nothing new should be installed without prior approval. These are exterior changes and require submission of an ACC request. ProCom will include a blank ACC form and will remind homeowners not to make any exterior changes without prior ACC approval.

13. It was noted that a standard needs to be established for the door surrounds before too many different things get installed.

14. There should be a specification sheet available that homeowners can provide to their contractor.

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15. It was noted that #6 Sally Murrin tried to install a door surround in the rear. This is not permitted.

16. Roofing changes are getting out of control. The Board discussed choosing a single shingle as the approved roof for the units. Carole moved to make Certainteed Oakwood the standard. No others will be accepted. Sylvia seconded the motion. The motion carried.

17. Many unlicensed contractors are being used to complete the remodeling project. This is ok as long as they meet the requirements. Otherwise the homeowners will spend more making the necessary corrections.

### **SECURITY REPORT**

1. Sgt. Eric Crane was present to discuss crime prevention in the community.

2. If criminal activity is suspected, tag numbers should be logged so that Vice or Narcotics can run the tags.

3. Sgt. Crane's e-mail address is [ecrane@annapolis.gov](mailto:ecrane@annapolis.gov). Board members were invited to contact him with questions or concerns.

4. The non-emergency number can also be called to report suspicious activity. 410-268-4141.

5. Sgt. Crane reminded that the more calls received, the more attention the community will receive.

6. It was noted that when vehicles are towed, the tag numbers are recorded and reported to the police.

7. ProCom suggested hiring Security Patrol officers to patrol Gentry. The patrol times would be varied and they would be in uniform and in marked cars. That alone might discourage criminal activity.

8. Sylvia noted several incidents of damage to her car and to her property. Sgt. Crane said all damage to property should be reported.

### **TREASURER'S REPORT**

\* The General Trial Balance was reviewed and is in accordance with the budget for the fiscal year.

\* The cash on hand in checking for year to date 2008 is \$15,305.00

\* The cash on hand in savings is \$ 55,168.00

\* The total income for the ytd was \$ 34,994.00

\* The total expenses for the ytd were \$34,116.00

\* Leaving a revenue for the year to date of \$ 878.00

The meeting was adjourned at 8:55 p.m.

The next meeting will be Tuesday May 20, 2008 at 6:30 p.m.

Submitted by: \_\_\_\_\_

Kelly Fagan  
Recording Secretary

Approved by: \_\_\_\_\_

Brad Merry  
President

Date

**GENTRY HOMEOWNER'S ASSOCIATION, INC.**

Resolutions of the Board of Directors

April 15, 2008

- 08-04.01      RESOLVED THAT the Board wishes to commence with fines on the following units due to lack of response to all correspondence regarding the remodeling plan.
- #32      Wanda Brown  
                  #62      Otto Salguero  
                  #93      Kristen Cauldwell
- Sylvia Gantt moved to assess the initial fine of \$500 and then \$25 per day up to \$1500 until  
remodeling      a written response is received giving details of when they intend to complete the Project. Travis Regier seconded the motion. The motion carried.
- 08-04.02      RESOLVED THAT the Board wishes to approve Certainteed Oakwood roof shingles as the standard for all new roofs in the community. Carole Allen moved to approve this as the only approved roof shingle. Sylvia Gantt seconded the motion. The motion carried.