

GREATER SEVERNA PARK COUNCIL

General Meeting

January 12, 2016

Minutes

www.GSPCouncil.org

The meeting was called to order by President Maureen Carr-York at 7:30 pm at the Severna Park Library

Welcome: Maureen Carr-York introduced New Attendees; Craig Myers from Cypress Improvement Assoc.; Jennifer Spencer from Deep Creek Village and Elizabeth Rosberg (members of Arnold Preservation Council); Carol Goodman Severna Gardens Improvement; Ron Fisher, the Secretary of Linstead Community Association; Sue Ricardi from Arnold Preservation; Ellen Connect Round Bay Board Treasurer; Graves from Colchester on the Severn; Frank and Verna Galloway from Colchester

Guest Speaker: Ellen Throop, Esquire. Email address: ethroop@elmore-throop.com. Phone: 410-544-6644. She attended Thomas Cooley Law School and the University of Michigan; in 2001 moved to Severna Park. Established the Elmore and Throop Law Firm with 20 current Staff members in the firm; Represents many areas in Maryland. Can address issues generally.

Question: John Norville---Difference in Maryland Law-- mandatory dues vs no mandatory fees

Answer: Read Governing documents, including the Maryland HOA Act, which applies to HOA's with mandatory dues.

Question: Could you take a voluntary association and make it mandatory?

Answer: Yes, but requires work. Document must be changed—only effective to incoming purchasers. Rolling situation for incoming owners. Nothing can be imposed.

Improvement Association—would have same processes. Not bound by HOA act. Corporate Laws would take effect

Question: Provision in by laws requiring homeowners to go to Association for approval of some new plans; how do judges normally treat homeowners?

Answer: Association is to preserve and protect; if Enforcement is unreasonable, courts may look at that. Court would look at this. Board has a lot more power.

Question: How long should community association keep record of changes?

Answer: It is a broad question—handout for everyone. (Scanned and attached) Retention schedule helps deal with issue; three years is a good base to start because of statute of limitations; Rule of Thumb; must abide by the HOA act.

Anything recorded with County for HOA Land Records, Bylaws at Depository, Plats and deeds, Permits. County enforces only its rules and regulations. HOA must do their own. County trumps HOA docs; Community can do an injunction if homeowner bypasses HOA approval to do something that is not allowed.

If Charter lapses, you can get reinstated by filing three years back.

Question: Do covenants have a limited life?

Answer: Most will automatically renew.

Question: Board makes a vote---can community members make a request to know what was approved.

Answer: Only if it is an open meeting. In a closed meeting, they just need to say what was decided. Developer has turned over community to HOA—legal responsibility of Developer. If grading plans contain enough information—developer must maintain bond ---go to County. Get community behind you.....have county inspectors come out.

Announcement: Community Association Class at AACC will be offered in the fall by Kathleen Elmore and Ellen Thorpe on HOA laws. John Norville recommended attending—need to get recertified. No dates set as yet. Dawn Shulman is AACC contact. Email Ellen for information.

2nd Handout (scanned and attached to minutes) contain articles about issue. For example, hoarding/safety/disability

Question: asked about Liability Insurance for volunteers

Answer: Make sure you have an insurance form with your insurance agent. Should have liability insurance for Directors and Officers and for common areas. All members should be named.

Noise Issue—must be creative

Question: Can a nonresident homeowner vote?

Answer: Dependent upon ownership.

Owner can give renter a proxy to vote---renter serve on committees? Possibly.

Board should send out approved proxy that lists the candidates; keep control

Secretary Report: Minutes were distributed via email and were approved by the Delegation.

Treasurers Report: Steve Poland

Account balances (as of 12/31/2015)

BB&T checking	= \$ 2,779.36
SmithBarney money market	= \$ 1,124.25
SmithBarney CDs (2)	= \$ 25,000.00

Presidents Report: Change in membership; Twin Harbors rejoined and paid; 53 communities for voting; 54 in good standing. Will be sending out electronic votes.

Elections Committee: Steve Poland reported that all Election Ballots were voted FOR the Nominated Slate of Officers & Directors, so therefore they are installed.

Nominations Committee: Chm. John Norville thanked all the Incumbents & Bill L. for continuing to serve.

Planning/Zoning/Development Committee: Art Timmons announce new development off of Elvaton Road -63 homes on 50 acres planned; much wetlands there. No plan on enhancing Governor Stone Highway. He summarized new bills from the Watch List. Arnold—East Joyce Lane; Cattail commons; no change to other developments;

Announced that the website AAC.org will have changes. Changes coming in zoning codes re: Cluster Development; Kevin Lusby will present at the February Meeting.

Audit Committee: The President will be reappointing Anne DeMajistre as Chair and asked for two or more volunteer to be on the Audit committee.

Budget: Steve Poland will present at the January Board meeting

Airport Noise Committee: Linda Curry Volunteering. Email: curryall@comcast.net 410-353-4230

State Legislative Update: Handout with General Assembly information of three Delegates and Senator Reilly's contact information. Delegates and Senator to present in March.

Chamber of Commerce Report: Maureen Carr-York announced the Installation Dinner Wednesday, January 23 at Chartwell; our members get member rate; speaker is Walter "Pete" Landon Director, Governor's Office of Homeland Security.

Education Committee: Brad Myers reported that the County announced 4 public forums re: school start times. Holly Bendale to

Environmental Committee: Paul Spadaro Event Wednesday January 13th at Brian Boru celebrating MRA turning 70 Years- 5:30 pm February 2nd State of the Magothy Meeting. MRA was formed in 1946; Guest speaker talking about Yellow Pertch; meeting on Friday with Chesapeake Legal Alliance. Thinking to retain Legal counsel; Amy Leahy and Paul are working together. SRA Tuesday, January 19th at DNR how to pay for Environmental projects. SRA 2016 Membership Drive \$35.00

Police/ Community Relations: Cindy Mitchell announced last month's meeting held to honor various folks. Polar Bear Plunge last weekend in January. Amy will send Maureen email to support the Polar Bear Plunge.

Public Works Committee: Dan Nataf not present; report read by Maureen (scanned to minutes)

ASPIRE: Maureen Carr- York announced that nominations are needed.

Unfinished business: Lucas working toward contacting more folks in government. Petition has been growing -300 signatures. Go on line to change.org; Search for Jumper's Hole Road and sign petition. Send Lucas Pat Daly's email address. Put contact information in the minutes. Water on B&A Blvd SHA---between Hoyle Road and Jones Station Road.

New Business: Suggested Memorial for past Delegate Chuck Nolte and past Airport Noise Chair Gary Block.

Next Meeting Dates:

Board Meeting: TBD General: February 9th, 2016