



Hunter's Mill HOA
P O Box 571, Salisbury, MD 21803

Visit us at: huntersmillhoa@yahoo.com

Minutes from HOA meeting 9/25/21

Our meeting was held at the pond area on Ayrshire Dr. at the tent.

Officers Present: Gwen Satterfield, Tom Hurley, Tom Collins, Janice Hess

Board Members present: Susie Horner, Ernie Conner, Karla Wynder

With 21 homeowners present, and 3 proxies, HOA President Gwen Satterfield began the meeting at 4:35 pm. We have a quorum and enough present to vote.

We need two more board members, as two are stepping down.

Review of 11/1/20 Minutes – Gwen read the minutes at the meeting. There was a motion and a second to approve the minutes.

Treasurer report:

We have \$10,469.39 in checking; and \$4,098.15 in savings.

Dues update: 10 homes went to collection for non-payment of dues. Out of that number, 5 paid, and 5 remain unpaid. The total homes in Hunters Mill is 191.

Projected budget was made up by Gwen and she read it as showing:

We have \$21,000 in annual dues, if all homes pay. We spent lawn care - \$7000; we spent for ditches - \$8000; Mosquito spraying - \$2300; accounting fees \$400 (for yearly audit of books); Meeting costs (tent, table/chairs, food) - \$1000. We also incur supply expenses to mail the newsletters, copying, stamps, etc.

Our liability insurance is \$1333 per year. We are open to suggestions of who may offer us a cheaper HOA liability policy.

All the above listed expenses total \$20,463.

In 2020 we only spent \$546 as we only met once. In the past, we had met at Rockwalkin Comm. Hall.

There was a request for a projected budget of what we've spent in the past. Gwen advised she had not seen one in 5 years, but Janice mentioned that we always had a comparison done from year to year by an accountant, but that he had passed. There was an audit done of the records after 2020 and that was turned over to the Treasurer Tom Collins. That audit was not brought to the meeting.

Ditches:

Tom Hurley updated the community as follows:

Our last lawn care company let us know in the Spring they were quitting, and we had to find a new contractor. Ditches and the pond area are the responsibility of Hunters Mill to maintain. The county enforces or we get fined. Grass cutting on the empty lots must be maintained also. The woods behind Hounds Bay must be cut.

We had problems with someone dumping in the ditches, so cattle gates were installed last year. We had trees cut down along Venery and in a few ditches. There is currently a 15-foot

easement around each ditch. It is a violation of by-laws for any person not to maintain a ditch if they have foliage and/or trees growing too close so that our cutters cannot get the ditch done.

We are having tremendous problems getting help to maintain and cut the ditches. Prices are going up and the companies cannot find help.

Every 5-10 years all sediment must be dug down in all of our ditches. In 2019 we spent \$3000 to get this done. We had been putting money aside to get these ditches cleaned down to the barriers. Costs are up now for everyone. We have a price for grass cutting at \$7455 yearly. Our ditches cost \$2000 per cut. We had a bid for \$1750 and Tom Hurley, with board approval, gave an additional \$250 to get the job done.

Ditches on Nanticoke Road are not the responsibility of Hill to maintain as the County is responsible.

We spent \$1000 to have the trees cut back on Venerly. Tom has all of the signed contracts and saved the neighborhood maps.

Pond discussion:

Gwen advised we are looking ahead of what will be. Our money in savings will be allocated for that. The HOA is not allowed to make money due to the non-profit status. We are required to cut ditches and maintain drainage at the pond.

Public Works agenda: A few years ago there was flooding within Nithsdale and our pond was overflowing with water across Pratt Road. The county came to us and said we needed a bigger pond for drainage. They also wanted to take out the concrete liners in our ditches for more water flow. We need those liners to maintain the ditches and we told the county no. So, the concrete barriers remain in each ditch for now. Per the Public Works, our pond was to be re-

graded and dug out in April. Once COVID hit, all work shut down. We were told in the interim not to cut the pond or the surrounding ditch, as the county will do it per their new plans.

Once the pond is done by the county, we will resume maintaining it.

Tom Hurley is stepping down as VP of the association. He is willing to work with contractors and negotiation. If you find a contractor who is willing to give you a two-year price, keep them. We do have money for cleaning out ditches. The costs for stones are \$200-\$300. Question was asked if we can put boxes instead of stones. The county tells us what to use for the grading.

Dues have been \$110 for 2-3 years now. Every \$5 increase is \$1000 for this development. \$110 to \$130 would give us \$3000 to \$4000. The ditch cutting expense next year will most likely be higher. Any trees can be cut next winter.

Mosquito problems are really bad this year. The county will send a form next Spring for the listing of homeowners who wished for back-in spraying. This year spraying will happen a few more times.

Pond Area: Complaints at the meeting were the need to cut down the pond now due to snakes, wildlife, etc. There was objection to raising any dues until the pond and attaching ditch were cut.

Other complaints: cars parking in the court at the pond area; kids smoking pot; vagrancy in the area.

Janice gave out the notes from the board's meeting with Public Works on 10/7/20.

Suggestion: We need a social media website that will be interacting. We need a volunteer to run this and news can be spread around the neighborhood quickly.

Tom Hurley advised we will get a quote to cut the pond now, but we need to find out if the county intends on doing any work in the immediate future, and we have to be sure we have the money to pay for it.

The Motion raised: Go forward with the lowest vote; get the quote; if the county cannot do anything with the 6 months; get it done now. This was voted on and agreed by all in attendance. 19 yes and 2 opposed.

Problems:

Lack of disconnect within the community. We need better and more frequent communication.

Dues Increase: all in attendance voted to increase the dues in the amount of \$20, which totals \$130 per year. The total amount to H Mill would be \$3820.

There was a Motion and a second and the vote passed at 15 yes votes; and 2 no votes.

New board members:

Keri Conway; Wanda Wagner; John Alan Zimmer; Engineer – Heather Lankford; Dawn Carmine; Josh Evans; John Malin

Board members agreeing to remain on board:

Ernie Conner and Karla Wynder

Officers:

Gwen agreed to stay on as President and all voted yes.

Tom Collins agreed to stay on as Treasurer and all voted yes.

Tom Hurley is stepping down as Vice President. His replacement will be Heather Lankford.

Janice Hess is stepping down as Secretary. There were no volunteers and the board will appoint a new secretary in the future.

Gwen encouraged all to speak with their neighbors and get them involved in the HOA and ask them to take a turn and volunteer on the board.

Holiday Contest 2021 – we will still have the holiday decorating event on Dec. 15th and Janice will arrange for Santa on the firetruck at that time.

It was requested that a newsletter be sent before the end of the year with a pond update from the County, and the notes from today's meeting.

The meeting concluded at 6:20 pm.

New contact information:

josh@360automotivedesigns.com

jomalin88@gmail.com

Add for Mosquito spraying:

Catherine O Banks – banksc43@gmail.com,
6019 Hounds Bay Circle, Salisbury, MD 21801.