


Meeting Minutes
Seifert Creek Homeowners' Association
2012 Annual Meeting
Monday, February 13, 2012

Meeting was called to order to 7:00 p.m. sharp.

Opening Remarks. Nancy Owens welcomed everyone and introduced the Board Members. She offered her appreciation to everyone for coming and, especially to Sue Gahimer (Garage Sale), Yvonne Jonas and Traci DeWitt for organizing the Easter Egg Hunt and to the Greiner Family for again offering the use of their property for the Hunt. Also to Brian Owens, Greg Snarr and Craig Thomas for decoration and storage of the Holiday lighting in the common area. Lastly a big thank you goes to Craig Welch for maintaining our website and keeping the information as current as possible.

Approval of 2011 Minutes. Motion was made by Jan Jarson to waive the verbal reading of the Minutes of the 2011 meeting with a motion to accept Minutes as written. Brian Owens seconded, vote was taken and the motion passed. Minutes were accepted as written.

Secretary/Treasurers' Report. Traci DeWitt sat in for Caine DeWitt, Secretary/Treasurer and offered the budget report (attached). A perusal of the budget included conversation regarding removal of bushes from the center island of the common area (to be moved to another area) and replaced by another type of bush that won't be likely to "crawl" into the roadway or block visual site of oncoming traffic/scooters/bikes/children. Scott Gibbs requested clarification of landscaping charges. In 2010 approximately \$10,000 was spent on landscaping fees, 2011 was approximately \$16,000 and 2012 projection is for approximately \$15,050. Keeping in mind that last year the cost was higher because the year before Dave's Landscape had to repair our entire irrigation system due to the city tearing it up on construction and widening of roadway. He didn't bill us for that until March of 2011, causing an overage on our budget. Due to the complete reconstruction (Fall 2011) of the landscaping at the front entrance, costs went up to cover flowers, repairs (ongoing lighting issues) and higher maintenance costs. Additionally, 3 liens had to be placed for violations of Covenants, including one homeowner who hasn't paid Association Dues in 3 years (2012 will be the fourth). [Update since meeting: Ground Dynamics has now been awarded the contract for 2012 for common area landscaping and lawn care.]

The light posts and mailboxes will be painted this spring IF they are in good working order. Anyone who doesn't have a working light or their mailbox is in disrepair will get a ribbon tied onto the post and they will be expected to return it to working order PRIOR TO the painting or their posts will be repaired and the expense charged to them. Don Reed (Developer and Homeowner) was present and indicated that he may have some mailboxes/streetlights stored at his business facility. 

Brian Owens made a motion to accept the budget, seconded by Jenny Greiner. Vote was taken and the motion passed. The 2012 budget was accepted.

Trash Removal contract was again awarded to CGS Services. As Board Members we receive most of the complaints for neighborhood related services. We have never received any complaints against CGS and, in fact, have received many compliments on their willingness to please. A reminder to all residents that they need to anchor their trash on windy days to ensure that it doesn't blow onto private property.

The Board has received a complaint/concern about street parking of residents. Covenant #10 was reviewed and reads as follows:

“10. The parking of any vehicle shall not be permissible upon any lot or street, other than temporary parking by guests and invites of any owner...”

Residents are allowed to park on their own private property only. Street parking by anyone causes safety concerns, impedes busses from completing their assigned routes and snow removal. Violations of the Covenants are being monitored and liens have been filed for those in violation. Please review and adhere to the By-Laws and Covenants, as agreed upon with the purchase of your property.

Likewise, according to the Covenants, satellite dishes are not allowed. Don Reed offered that, when the Covenants were written, the satellite dishes were very large, cumbersome and unsightly. However, we now have very small dishes available. A clear path to the signal is required and any dish can be mounted on the roof of a residence, as long as it is discreet and does not impede the aesthetics of the neighborhood.

Tom Pearson made motion that when someone asks a satellite company to come to their residence to place a dish, if the signal is not strong enough that the homeowner submits a request to the architectural committee for approval of placement. Motion was seconded by Jenny Greiner, and voting passed the motion.

Don Reed indicated that the Covenants cannot be “legally” changed until January 2013. *We will record these changes with the County Recorder and they will become effective on January 1, 2013.*

The issue of renters was a hot issue. Many neighbors have complained about the situation on Eagle Trace. To be clear, we are not opposed to Renters so much as we are opposed to people renting who do not abide by the Covenants of the neighborhood. A registered letter was sent to the Bowden’s in Towson, MD about the lawn and satellite situations on October 11, 2011. No response was received. After no response another letter was sent. Mrs. Bowden finally contacted the Board, indicating that she had driven through the neighborhood and noted several violations of other homeowners. *She also indicated that she would be sending us a letter of response in the near future. No letter, explanation or plan for action was received.* After a lien was filed for their violations, Mrs. Bowden paid her lien, put in sod (in November) and had the satellite dish removed. Subsequently she sent a letter to most of the homeowners; everyone except the neighbor she claims has a personal vendetta against her and the Board members. The Board, all volunteers, put in many hours and incurred HOA expenses (registered letters, copies, fees, etc.) to resolve situations BEFORE they get to the stage of a lien being placed.

The bottom line is that we, as a Board, have been put in this position to uphold the By-Laws and Covenants of the Neighborhood Association. It is neither our place nor our desire to cause hardship to any homeowner. Any property with someone living in it will be in much better shape than an abandoned property. It was suggested that anyone who desires to rent their property must have a copy of the Covenants attached as a part of the lease with a clause included requiring adherence to those rules and obligations. It would also be neighborly if the Board were advised of the names of those renters and who should be contacted in case of an emergency, etc.

Association Dues. The Homeowners Association dues are to be remitted to any of the Board Members (hand delivery) or mailed to the P.O. Box and post marked before March 31, 2012. Any unpaid dues will be assessed a \$25 late fee in addition to the \$250 for 2012 season.

Miscellaneous Neighborhood Information. There has been some recent vandalism in the neighborhood. In addition to the constant turmoil of the lights on the signage being broken off, there have been several cars broken into and private property removed. Make a difference by making eye contact with strangers you see. Ask questions and report any unusual activities.

The Easter Egg Hunt will be held at the Greiner's on April 7 with Yvonne Jonas organizing it again this year (THANKS YVONNE!).

The Neighborhood Garage Sale date has yet to be decided. Due to health concerns, last years' coordinator will be unable to handle the signage and advertising arrangements. Anyone interested in coordinating this event for 2012, please contact one of the board members.

Architectural Committee Report. No new construction has been submitted. An inquiry as to the feasibility of reconstruction was requested by a *potential* homeowner, not a resident. Reminder that the Architectural Committee consists of Tom Pearson, Tom Greiner and Alan Edon. ANY and ALL exterior construction on your property must be signed off by 2 of these three people and a copy of your plans maintained by the Board. Their names and contact information are listed on the website at SeifertCreek.org.

Election of New Board Member. Jean Thomas made a motion to re-elect Nancy Owens as the new Board Member. Tom Greiner seconded the motion and the motion passed. The 2012 Board Members are Jean Thomas, President; Nancy Owens, Vice President; Caine DeWitt (Traci), Secretary/Treasurer. It was discussed and decided that Caine/Traci would maintain the financial information to eliminate the necessity of changing banking information, signatories, etc.