

WHITE OAK VILLAGE HOMEOWNERS ASSOCIATION, INC.
Board of Directors Meeting
Tuesday, September 2, 2008
LOCATION: Trinity Baptist Church – 7:00 PM – 8:00 PM

Residents are invited to observe all portions of the Board of Directors meeting except those portions that are closed pursuant to Article 11b-111 of the Annotated Code of Maryland. Residents are permitted to address the Board during the Resident's portion of the Agenda and are asked to kindly limit their remarks to two (2) minutes.

Minutes

1. CALL TO ORDER/ESTABLISH QUORUM at 7:03 pm
 - A. BOD Members present: Jerry Dalsey, Cyndi Modlin, Lance Moore, Chuck Facini, Eddie Harris
 - B. Homeowners present: Mr. Swinson, Mr. and Mrs. Bowlus, Mr. Johnson, Mr. Blackburn, Mrs. Facini, Mr. Modlin, Mr. Baily, Mrs. Summers, Mrs. Stanley, Mr. and Mrs. Henkel, Mr. and Mrs. Stormer, Mr., Mrs. and kid Quaine, Mr. and Mrs. Sweet, Mr. Ruder, Mrs. Gladden, Mr. Franklin, Mr. Gibbs, Mr. Marshall, Mrs. Payton, Mr. and Mrs. Nutwell, Mrs. Dalsey
 - C. Non-Management Meeting
 - D. CCSO present: Officer C. Smith #324
 - E. Attorney Adam Hiland
2. ADDITIONS/CHANGES TO THE AGENDA – No Changes
3. REVIEW OF FINANCIALS – Cyndi reviewed financials and everything looked good. There were checks that needed to be signed.
4. UNFINISHED BUSINESS
 - A. Website update to Pesante-Norris – The application for alteration now has the correct management company and the correct P.O. box.
 - B. Quote from OC to mow Foreclosed Lot (Front Only) – We know that we can put a lien on the home for the mowing, but we would be bottom of the list to recoup the costs.
 - C. Tot lot Update (New Swings) – We would like to get firm quotes before we move on with a whole redesign of the lot and also get a vote from the homeowners on what they would want. For the fall clean up we are still going to spread mulch.
 - D. Audit Update – We have quotes out for bid right now. We will get some more quotes and proceed with the selection.
 - E. Fall Yard Sale (9/20)
 - F. Fall Clean-Up (9/27)
5. NEW BUSINESS
 - A. Motion to move forward with obtaining quotes fro new asphalt around ponds – We are still waiting to get some quotes for this.
 - B. Reviewed proposal to rebuild Tot Lots – No action will be taken except noted above. Once we get a firm quote we will move forward.
 - C. Waiting on quote from SMECO on lighting options for Entry Signs
 - D. We will welcome the county commissioner to the 2008 Annual Meeting.
6. HOMEOWNERS FORUM –

Discussion was held for the reason for the audit besides the fact that is mandatory. Basically it is good practice to get an audit done when there are problems in getting the information from the last management company. The question was raised as to why the management company we have now couldn't do the audit. It would be a conflict of interest to have the company that manages our books do the audit of our books.

The new management company bids were discussed. Items were submitted for minutes about conflict of interest.

Discussion was held about clearing the trees in front of sign off Mattawoman-Beantown. This is private property not common ground.

Discussion was held about possible yard of the month for the best looking yards. In years past around Christmas time we tried to pick the best lit house, but there were some homeowners that complained that it wasn't fair so we stopped that. If enough homeowners show interest in starting something up, the board will reopen the case.

Discussion was held about recycling and how to get blue bins. Officer Smith will contact Charles County Recycling and see if we can get some blue bins to hand out at the Fall Clean-Up.

Discussion was held about how to get the word out about different companies that can do work in the neighborhood. The board encourages companies to use the <http://www.whiteoakvillagehoa.com> website to promote their business. We do not, however, back any of the companies.

Discussion was held about the vehicles that are parked at houses. We can call Charles County Planning and Zoning to get them to check out the vehicles. If a car is parked on county road and has an expired tag then the Sheriff's Department will take care of it. If the car has expired tags and is on private property the Charles County Department of Planning and Growth Management.

Discussion was held about pets doing their business on other homeowners' yards.

7. EXECUTIVE SESSION – executive session was not held
8. ADJOURNMENT, Motion to adjourn at 9:07pm, seconded, and carried.