

December 19, 2022 Fishing Creek Farm Board of Directors Meeting Minutes

Board members in attendance were: Jacques Smith, Deborah Brafford, Chris Caine, Jennifer Dengler, and Dan Attridge.

Residents in attendance were: Kirk Brafford, Jim Colimore, Tim Fantone, Julien Hecht, Jason Horst, Elizabeth Mesora, Dewey Schmidt, Dave Stadler, John Snedeker, and Ann Weins.

The meeting was held in person at the Clubhouse and by videoconference. It was called to order at 7:00 p.m.

1. The Board unanimously ratified its previous approval of the minutes of its November 21, 2022 meeting.
2. Deborah Brafford gave the financial report:

HOA

- \$8.1K in annual dues receivables – one is for \$4.9K in collection status; \$2.6K due in property transfer; \$303 past due dues; \$750 due in late fees from second installment paid late
- As of 11/30 have spent \$177.5K YTD in expenses (excluding transfer to reserve account), or 86% of operating budget of \$205.7K (excludes reserve fund contribution of \$116.4K)
- \$7.8K in operating expenses during November
- As of 11/30/22
 - operating account \$155.2K
 - Current reserve account \$298.1K
 - \$116.4K in 12-month CD
 - \$181.7K in money market account
 - liabilities - \$16.7 in grant funding
- Working with new management company to set up homeowner accounts in preparation for January 1st start date; contracts being reviewed; new banking accounts being established
- Invoices for 2023 annual dues assessment will be sent in January with first payment due 3/1 – a month later than the usual 2/1 due date

MARINA

- As of 11/30
 - \$19.8K balance in operating
 - \$406.8K balance in reserves
 - \$150K in an 18M CD (designated as reserve funds)
 - \$66K in 12-month CD (designated as reserve funds)
 - \$190.8K in money market account

- Expenses November YTD \$28.1K, or 99%, of \$28.3K budget (excludes reserve fund contribution of \$14,250)
- Expenses in November \$1.8K

3. Jim Colimore reported for the Architectural Control Committee: There are two applications pending (Crippen – solar panels; Stillwell – landscaping), which await action. There is a new Maryland law that restricts HOAs’ ability to prohibit homeowners’ use of low impact, native landscaping. This has not been an issue for the ACC, but the committee is aware of it. The committee’s meeting schedule is published on the HOA’s website.

4. Kirk Brafford reported for the Land Use Committee: Damaged trees in the common areas have been trimmed or removed. A meeting was held with Mike Drum to assess the viability of a site near the clubhouse for the potential installation of a playground. Permitting will likely be required since the site is in the critical area. Lark Marie will be following up with county officials. The Chesapeake Bay Trust has orally approved a grant of \$80,000 to the HOA for use in submitting a design for a potential restoration of Southbreeze beach. The grant will include terms and conditions which remain to be disclosed and assessed. Work can now commence on considering potential design options with community input. A tree branch is down and blocking a path; it will be removed.

5. Dave Stadler reported for the CapEx Committee: The committee is assessing priorities. It has received an estimate of approximately \$4,200 to cap and replace boards at the Cherry Tree bulkhead.

6. Jacques Smith reported for the Covenants and ByLaws Committee: The committee has been analyzing potential revisions to the previously circulated drafts. The goal is to circulate a new draft in January for community input.

7. Jason Horst reported for the Marina Committee: The marina has been winterized, with ice breakers installed. Electrical and plumbing repairs are planned for the spring. The floating platform has been moved to the shore, where it should remain; a replacement is being considered. The committee has submitted a marina rate sheet, with minor increases, for the board’s consideration. There will be communications in January about the wait list and other issues. The flags adjacent to the parking lot need to be replaced again.

8. Jacques Smith reported for the Pool Committee: A volunteer is needed to chair the pool committee. Those who use the pool regularly are strongly urged to volunteer. A meeting is being scheduled with Anchor Aquatics and FCF's new management company to review issues during the past season in determining actions that could be taken to rectify them.

9. Dan Attridge reported for the Tennis/Pickleball Committee: There is nothing new to report since last month’s meeting.

10. Deborah Brafford reported for the Social Committee: The adult holiday party and children's event were successful. For the coming year, a new structure with individual event chairs is being considered.

11. Ann Weins reported as Clubhouse chair: Needed maintenance and repairs have been or are being taken of.

12. Jacques Smith reported about issues related to the HOA's property management company: Tidewater is being replaced by a new property manager, Meredith.

13. 1234 Cherry Tree Lane: Jacques Smith announced a proposal for the Keyes family, residents of 1234 Cherry Tree Lane, which is not part of the Fishing Creek Farm HOA, to become social members. After discussion, the board unanimously approved a resolution for the Keyes to become social members paying the same annual dues as HOA members.

14. Open listening for the community: The intersection of Cherry Tree Lane and Hidden River View Road is now a four-way stop. The county will inspect the drainage swales tomorrow and follow up with needed maintenance. The county will be sending a letter soon outlining its position on responsibility for the Cherry Tree bulkhead.

The meeting was adjourned at 7:40 p.m.

From time to time, the Board finds it necessary or appropriate to conduct meetings in closed sessions. The purpose of these sessions has been to discuss one or more matters referenced in the Maryland Homeowners Association Act, § 11B-111(4). The Board met in closed session in person on December 5, 2022 to discuss legal and other issues, including the transition from Tidewater to Meredith as the HOA's property manager. No votes were taken at this session except the Board's unanimous decision to commence, conduct, and adjourn the session.

Fishing Creek Farm Board of Directors
Resolution Granting A Social Membership

WHEREAS, Fishing Creek Farm is an exclusive residential community that has been a subdivision in Anne Arundel County since 1988;

WHEREAS, one of the properties within the subdivision—at 1234 Cherry Tree Lane—was retained as a residence for the members of the family who were the original owners of Fishing Creek Farm;

WHEREAS, the Declaration of Covenants, Conditions and Restrictions (“Declaration”) for the subdivision does not apply to, or include, the lot or dwelling at 1234 Cherry Tree Lane;

WHEREAS, under the Declaration, the owners of this property are not considered members of the Fishing Creek Farm Homeowners Association (“Association”); and

WHEREAS, the current owners of 1234 Cherry Tree Lane, Kevin and Elizabeth Keyes, have inquired about paying annual dues to Fishing Creek Farm for the purpose of obtaining a social membership to the Association. Such annual membership would permit members of the Keyes family to: (1) participate in Association events as social members; and (2) access the neighborhood’s recreational areas, including the tennis and pickleball courts, the clubhouse and pool, the boat ramp, and the community walking trails.

THEREFORE, IT IS HEREBY RESOLVED, that the Fishing Creek Farm Board of Directors grants the members of the Keyes family a social membership in the Association in return for an annual monetary payment that is identical to the annual assessment paid by each Owner of a Lot within the Association, excluding any special assessments. These annual assessments will be paid on the same schedule and in the same manner as the payments made by the members of the Association. This

membership shall permit members of the Keyes family to: (1) participate in Association events as social members; and (2) access the neighborhood's recreational areas, including the tennis and pickleball courts, the clubhouse and pool, the boat ramp, and the community walking trails.

This social membership may be terminated by either party before the beginning of each calendar year, with a minimum of thirty (30) days written notice to the other party.

The foregoing resolution was approved by a vote of 5 to 0 at a regular meeting of the Fishing Creek Farm Board of Directors held on December 19, 2022.

December 19, 2022

Date



Dan Attridge
Board Secretary