

SUMNER GROVE HOMEOWNERS ASSOCIATION, INC.
Minutes of the Regularly Scheduled Board of Directors Meeting
Capitol College – 7:00 PM
Monday, June 26, 2006

The meeting was called to order at 7:02 PM. Board Members Anthony Dorsey, Glenn White, Helen Henderson & Teri Wilson-Bridges were present, thereby establishing a quorum. Nine (9) homeowners were also present. Mike Talmarkes & Vincent T. Oliva, CMCA, AMS, PCAM represented Meredith Management, LLC, AAMC.

OLD BUSINESS:

1. **Reserve Study** – Upon motion duly made by Ms. Bridges, seconded by Mr. White, and unanimously carried, the Board **ratified the reserve study expense to Reserve Advisors for \$1,500.00.**
2. **Informational Updates** – The Board & Management provided the homeowners in attendance with updates on the status of: Meredith Management, the Association's attorney, the 2006 assessment, landscaping contract for the community, the tot lot and the Neighborhood Watch program.

NEW BUSINESS:

1. **Architectural Review Committee (ARC)** – The procedure for submitting applications for approval was reviewed. Upon motion duly made by Ms. Henderson, seconded by Mr. White, and unanimously carried, the following were appointed to the ARC: **Don Finlayson, Chris Henderson, Adrienne Keys, Dianne Thompson, Joe Tolson & Teri Wilson-Bridges.**
2. **Landscaping Proposals** - Upon motion duly made by Ms. Henderson, seconded by Ms. Bridges, and unanimously carried, the Board tabled this issue at this time for further review.
3. **Audit & Tax Preparation Proposals** - Upon motion duly made by Ms. Henderson, seconded by Mr. White, and unanimously carried, the Board tabled this issue at this time for additional proposals.
4. **Insurance Proposals** - Upon motion duly made by Mr. White, seconded by Ms. Henderson, and unanimously carried, the Board **approved the Insurance Policy from Nationwide in the amount of \$1,061.00.**
5. **Approval of the 2006 Budget/Budget Narrative** - Upon motion duly made by Ms. Bridges, seconded by Ms. Henderson, and unanimously carried, the Board **approved the 2006 budget with the narrative, with the assessment set at \$300.00 with payments of \$150.00 due on July 30 & October 30, 2006.**
6. **Approval of the 2006 Homeowner Fee Letter** - Upon motion duly made by Ms. Bridges, seconded by Ms. Henderson, and unanimously carried; the Board **approved the 2006 homeowner fee letter as presented.**
7. **Meeting Schedule for 2006** - Upon motion duly made by Mr. White, seconded by Ms. Bridges, and unanimously carried; the Board tabled this issue at this time for further discussion.

HOMEOWNER FORUM. In accordance with Article 11B-111 of the Maryland Homeowners Association Act, a homeowner forum was conducted.

ADJOURNMENT. As there was no further business, and upon motion duly made by Ms. Bridges, seconded by Ms. Henderson, and unanimously carried, the meeting adjourned at 8:10 PM. The next meeting date is to be determined.

Respectfully, Submitted:

Approved at a regularly
Scheduled Board Meeting:

Vincent T. Oliva, CMCA, AMS, PCAM
President & Chief Operating Officer
Meredith Management, LLC, AAMC
Managing Agent for Sumner Grove HOA, Inc.

Teri Wilson-Bridges
Secretary
Board of Directors