

PINEY ORCHARD COMMUNITY ASSOCIATION, INC.
ANNUAL MEETING MINUTES
Tuesday, April 21, 2009

The Annual Meeting of the Piney Orchard Community Association, Inc., was called to order at 7:05pm by Jennifer Wiech, President.

BOD Attendees: Jennifer Wiech, Terrie Green, Peg Waters, Jeff Andrade, Lou Carloni, Aaron Klebanoff, Debbie Roebuck, and Doreen Strothman.

BOD Absentees: Erika Warnick

Property Management People (PMP) Attendees: Valerie Robinette, Gene Campbell, Carol King, Mahogani Gordon, Charlene Stratton, and Michelle LeBlanc.

Roll Call and Establish Proof of Quorum

Quorum was established: 304 Class A members and 725 Class B members

Proof of Notice of Meeting – The association directed PMP, our property management agent, to mail two notices to homeowners. Those letters were mailed on January 27, 2009 and March 10, 2009 to all members of record.

Approval of Minutes

Annual meeting were distributed to those residents present at the meeting. A motion was made by Lou Carloni and seconded by Peg Waters to approve the minutes as written. Vote – unanimous for approval.

President's Report

- Presidential Perspective in the Newsletter;
- Started holding quarterly HOA Presidents meetings and their own Yahoo! Group;
- Established a relationship with the merchants in the Shopping Center, Arundel High School and local HOA Communities outside of Piney Orchard;
- Copyrighted and filed for Trademark protection of the Piney Orchard logo;
- Created online surveys for YOUR feedback.
- The Board passed a new Collection Policy this year;
- New Access Card system is up and running;
- Working on the Reserve Study to insure we are not paying for items that are not ours; and
- Worked with PMP to establish Office Policies and Procedures to ensure accurate information is provided to residents.

Treasurer's Report

Cash -	\$ 591,872.40
Replacement Reserves -	\$ 1,612,154.03

Receivables (Net) - \$ 187,301.33

2009 Elections

- Six (6) volunteers were selected for counting the votes.
- The BOD president asked for nominations from the floor. There was one nomination from the floor – Kelly Bowlus. A motion was made Doreen Strothman and seconded by Lou Carloni to accept the nominations on the ballot. Vote - unanimous.

Committee Reports

Each committee gave a brief report on their accomplishments.

Activities

New events started in 2008. Crab Feast was a success and the movie nights at the pool. The POCA yard sales continue to be a huge success as well as the Memorial Day Party. The Book Club meets every month with the books highlighted in the newsletter.

Architectural Review Board

- Reviewed 96 applications, approved 92
- Revised the guidelines to reflect changes that make sense, given today's materials such as Trek wood and different fencing;
- Conducted continuing inspections of single family homes for architectural compliance.
 - Issuance of letters for non-compliance
 - We ask for cooperation from residents. Current records, while improved, are not yet completely accurate
 - If requested, please submit the request with an explanation that it was previously approved or existed when you bought
 - Include the paperwork if you have it
- Board approved enforcement mechanism
 - Right to a hearing before the Board
 - Penalties to include:
 - Suspension of right to use of recreational facilities for a period not to exceed 60 days;
 - Fines: not to exceed fifty dollars (\$50) for a single offense; or ten dollars (\$10) per day for any offense of a continuing nature, not to exceed nine hundred dollars (\$900).

Buildings and Grounds

- Completed fencing project;
- Toured Nature Preserve with the Western District Police Department; and
- Changed the small conference room into a reading/library room and established a book exchange.

Communications

- New POCA Website launched – www.pineyorchard.com; and

- Newsletter is published bi-monthly to ALL residents.

Fitness Center Committee

2008 Fitness Center upgrades included:

- Purchase of new cardio machines (elliptical, treadmills, rowing machine)
 - these added capacity to the fitness center
- Purchase of new Gym Wipe Stands
- Purchase of a medical quality scale
- Installation of a suggestion box in the Fitness Center

Since January 2009,

Fitness Center upgrades included:

- Purchase of new circuit machines (Hip Abductor, Peck Fly, Leg curl)
 - these replaced old machines that were worn out and were becoming unsafe
- Purchase of new wall-mounted oscillating fans

Tot Lots

- Complete redesign of the Orchard Point Playground.
 - New swings
 - New multi-level slide structure
 - Added serpent rider
 - Added ground level play for tots
 - Picnic Table and bench
- Removed some equipment from Rotary Playground
 - Added new swings
 - Added new playhouse and ground-level equipment for tots

2009 Schedule

- No budget for new equipment in 2009, except to make repairs
- Add new mulch to playgrounds
- Safety audits of all 5 playgrounds to be completed

Fitness Classes

- Began in September 2007 with one class
- The program now runs year-round, broken

into 4 sessions

- There are currently four classes being offered:
 - Water aerobics
 - Abs/hips/buns
 - Cardio/toning circuit
 - Yoga
- Classes are 90-100% full, with over 60 residents enjoying group fitness in their own backyard
- There is a continued demand for more classes
- Plans to expand the program include:
 - youth/adult tennis lessons this summer
 - outdoor water aerobics this summer
 - Self defense classes

- Outdoor Boot Camp

Landscaping

- A highlight in 2008 was we planted street trees along PO Parkway;
- The Landscape Committee addresses issues related to the appearance and health of the landscaping in our community;
- Our goal is to ensure that the turf, trees and plants in the community are attractive and enhance Piney Orchard's visual appeal, while seeking ways to contain the landscaping cost; and
- Evaluating condition of plants and trees.

Nature Preserve

- Things are going well; very positive response.
- Few projects – replaced most of the bird boxes this year;
- Safety items – look out for ticks and mosquitos;
- Nature trails are bringing non-residents; and
- Color map is now up on the website.

Pool

- The Pool Committee assures that Piney Orchard pools meet the recreational and relaxation expectations of the community
- interested in volunteering some of your time to this committee please contact Terrie Green at poolcommittee@pineyorchard.com
- Committee is open to all residents young and old
- Meetings are scheduled for the 2nd Thursday of every month.
- What's been happening at the pools...
 - Storage Facility built at Island Pool
 - Shade structure installed at Rotary Pool
 - White washing Rotary Pool
 - Revised pool hours for cost saving
 - Revised pool rules and regulations
 - Repaired boiler and ventilation for Indoor Pool and Spa
- What's coming to the pools...
 - Wrist bands for swimmers
 - Recycling of aluminum, plastic, and paper
 - Replacement of furniture
 - Slip proofing tile floor at Island and Rotary pool

Safety

- Long term safety concerns;
- Traffic issues and working with the police department;
- Working with the AACO Office of Emergency Management;
- Would like to get Neighborhood Watch Programs started; and
- Surveillance systems are throughout the community.

Swim team

- Fourth season in the Central Maryland Swim League;
- 2nd Place in our Division;
- 65 swimmers last year; and
- Our season starts June 13-July 25, 2009.

Old Business – No old business

New Business

- Vote on new crosswalk on PO Parkway and Riverscape – Doreen Strothman moved that POCA communicate with the County, Debbie Roebuck seconded the motion. A discussion was held. Vote for those present 16-6-4 in favor.
- Resident requested that a Crosswalk on Stream Valley by the Community Center be painted. A request was made by Jeff Andrade to express interest to the County that POCA have a crosswalk painted in front of the Community Center. Those present agreed with expressing the interest.

There being no more additional new business a motion was made by the floor and seconded by the BOD to close new business. Vote – Unanimous

Election Results

The following people were elected to a three year term:
Debbie Roebuck;
Jennifer Wiech; and
Kelly Bowlus.

Annual meeting was adjourned at 8:49 pm.

Peg Waters
POCA Secretary

Approved April 20, 2010