

BOWLING BROOK FARMS ASSOCIATION, INC.  
SAVAGE UNITED METHODIST FAITH & MINISTRY CENTER  
MINUTES – JUNE 19, 2013

**Present**

Patty Zielinski, President  
Judy Fisher-George, Vice President  
Steve Bochniewicz, Secretary/Treasurer  
Michael Ohanian, Director

**Others**

Miki Cawley, CVI  
Melanie Clark, just a MINUTE!

**Regular Session Meeting**

**I. Call to Order**

The Regular Session of the Bowling Brook Farms Association, Inc. Board of Director's Meeting was called to order by Ms. Zielinski at 7:03 p.m.

**II. Approval of Minutes: May 15, 2013 Regular & Executive Session**

A motion was made by Ms. Zielinski and seconded by Mr. Ohanian to approve the May 19, 2013 Regular & Executive Session meeting minutes as written. The motion unanimously passed.

**III. Submission and Approval of Agenda**

A motion was made by Ms. Zielinski and seconded by Mr. Ohanian to approve the agenda as submitted. The motion unanimously passed.

**IV. Treasurer's Report**

A motion was made by Ms. Zielinski and seconded by Mr. Ohanian to accept the Treasurer's Report as read by Ms. Cawley. The motion unanimously passed.

**V. Committees**

**1. Architectural Committee**

Nothing reported

**2. Special Events Committee**

**a. Bowling Brook Day**

Ms. Fisher-George updated members on her progress. She received two bids from possible vendors and is awaiting answers to her questions.

**3. Traffic/Safety Committee**

**a. Maxwell Court Reserved Parking Request**

Management received no response from the letter sent to garage townhome owners on the court. A motion was made by Mr. Bochniewicz and seconded by Mr. Ohanian to approve the Maxwell Court request for reserved parking. The motion unanimously passed.

**VI. Management Agent's Report**

**1. Ratify Email Vote**

A motion was made by Mr. Bochniewicz and seconded by Ms. Zielinski to approve the email vote concerning Ms. Zielinski's recommendations of the five tree replacements in the community. The motion unanimously passed.

**2. CD Maturing – 8/19/2013**

A motion was made by Ms. Zielinski and seconded by Mr. Ohanian to authorize the purchase a \$75,000 T-Note or CD (whichever has the higher interest rate) that matures in 2015. The motion unanimously passed.

**3. Asphalt Proposals**

Members discussed bids received from Chamberlain Contractors, Inc and CPE, Inc. A motion was made by Ms. Zielinski and seconded by Mr. Bochniewicz to vote via email on conducting the asphalt work for Hadleigh Court, Horsham Drive and Glendower Court only, after receipt of one new bid and two rebids, delaying work on Steeple Court and Burley Lane. The motion unanimously passed.

**4. House Maintenance Inspection**

**a. Liaison**

A motion was made by Ms. Fisher-George and seconded by Ms. Zielinski to have Tom Young serve as the house maintenance inspection liaison. The motion unanimously passed.

**b. Storm Door Kick Plates**

A motion was made by Ms. Zielinski and seconded by Mr. Bochniewicz to send letters notifying owners with storm door kick plates larger than 12” that the doors need to be brought into compliance by August 1, 2014 and explaining why the doors have been allowed thus far. The motion unanimously passed.

**5. Maryland Pit Bull Law**

Members discussed the Maryland court ruling on pit bull dogs and agreed to submit questions to the attorney and revisit the issue next month.

**VII. Old Business**

**1. Website Services**

Mr. Bochniewicz provided an update - the facebook page is doing well.

**2. Teleconference Access to Meetings**

Mr. Bochniewicz provided an update – the test went well and he will send out the phone number to dial-in at the next meeting via email blast.

**VII. New Business**

**1. Development News**

Ms. Fisher-George provided an update on: school redistricting; the new 800 unit project at the racetrack; the increase in housing density to 25 units per acre; comprehensive rezoning in Howard County and the Savage library closing and renovations.

**IX. Open Comment**

Discussed was:

- Removal of tree planted by builder – and others like it – dropping berries on Birkenhead Court. A motion was made by Ms. Fisher-George and seconded by

Ms. Zielinski to get a price from Brickman to have tree identified and obtain removal costs, and then vote via email. The motion unanimously passed.

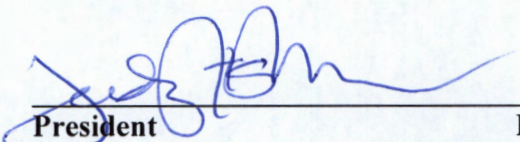
- Possible traffic calming measures in the community
- Issues with packages being stolen outside houses
- Issues with purses and GPS's being stolen from cars
- Painting chimney caps versus replacing them
- Shabbiness of common areas – areas of no grass and clover grass
- Neighbors hanging laundry on the deck to dry

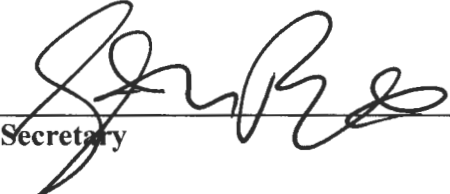
**X. Adjournment – Date of Next Meeting – July 17, 2013**

The Regular Session of the Bowling Brook Farms Association, Inc. Board of Director's Meeting was adjourned by President Zielinski at 8:29 p.m.

**The Board then entered an executive session for the purpose of addressing a fee waiver request and outstanding maintenance violations.**

**APPROVED:**

  
\_\_\_\_\_  
President Date

  
\_\_\_\_\_  
Secretary Date 10/16/13