

Hickory Nut of Wildewood Association, Inc.

Minutes of the Board of Directors Meeting

February 2009

The Board of Directors of the Hickory Nut of Wildewood Association, Inc., met on February 2, 2009 at 23204 Stoney Hill Lane. The following board members were in attendance: Mrs. Marge Cooley, Mrs. Pat Hockenberry (Treasurer), Mr. Scott Mattison, Mr. Mike McGinn (VP) and Mr. Curt Sproul (Secretary). A quorum was present. Additionally, Mrs. Becky Barnard attended. The meeting was called to order at 7:01p.m. by Mr. McGinn, Vice-President.

Secretary's Report

The minutes of the December 1, 2008 board meeting were reviewed. Mrs. Cooley moved to approve the minutes. The motion was seconded by Mrs. Hockenberry and unanimously approved.

Treasurer's Report

The Treasurer's report was reviewed. The checking account balance is \$54,752.49. The Money Market Savings Account balance is \$ 6,964.01. There are 16 unpaid assessments for a total of \$7,671.57. Income received totaled \$42,541.86 and bills paid totaled \$12,793.01 since the last report. The two Certificates of Deposit (CD) will mature on 26 February and 27 February 2009 and will be deposited into the Money Market Savings Account. The funds are proposed to cover 2009 street repair, repaving and seal coating costs. HNoWA tax returns are required to be filed by 15 March 2009.

The lot owners with unpaid assessments will be notified by certified letter that if their assessment and late fee is not paid within 30 days a lien against the property will be filed.

Mr. Mattison moved to approve the Treasurer's report. The motion was seconded by Mrs. Cooley and approved unanimously.

Committee Reports

Architectural Control (Mr. Birst)

1. Mr. Mattison's tree removal request was approved.
2. The St. Mary's County Commissioners has approved installation of wind turbines. Section 28.1.2 of the County Comprehensive Zoning Ordinance has been modified to reflect this change and contains the details pertaining to installation of wind turbines.
3. Dennis stated that we should research estimates for the road repairs that will be completed in 2009. It may make sense to do paving this Spring if oil prices are down.

Maintenance and Beautification (Mr. Birst)

1. There are two streetlights out in the neighborhood. Per our general practice, a repairman will be called once there are three lights out in the neighborhood.

Budget (Mr. McGinn)

1. The tree contract remains outstanding. The Board will continue to pursue Mr. Bowen.
2. 2008 Financial Summary was reviewed. There were no issues to discuss.

Security (Mrs. Barnard)

1. The playground signs on Hickory Nut and Poplar Wood Drives had been pulled out of the ground. They were re-installed by Mr. Birst.
2. There was a complaint about a red vehicle on Hickory Nut Drive and Summersweet that appears to be abandoned. The lot owner was encouraged to call the Sheriff to report the vehicle.

Social (Mrs. Barnard)

1. "Light the Night" and "Green" projects were briefly discussed by Becky. No actions were taken.

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Old Business

ITEM 08-03 (pending): Liens and Outstanding Assessments.

1. Mr. Witkowski – The Board will investigate bringing a civil suite in small claims court for non-payment of assessments and late fees.
2. Ms. Guy-Porter & Mrs. Kleinberg – These cases will be referred to Norris & Dudderar, PC for further action.

ITEM 08-16 (pending): Signage at Devonshire Way/Wooded Way/Hickory Hollow Lane – Mr. Birst will buy the materials and ensure a new sign is installed with the correct orientation. No discussion due to Mr. Birst's absence.

ITEM 08-20 (pending): Schamu house (formerly Witkowski). Mr. McGinn will talk with NAS Patuxent River Legal Office to determine whether they can be of assistance in recovering the past due funds since no funds are available to the HNoWA from the sale of the house.

ITEM 08-21 (pending): The following action was approved by the Board:

1. Wooded Way will receive an overlay.
2. Pine Bark Lane will be patched, crack sealed and seal coated.
3. If available funds permit –crack seal and seal coat Ivy Stone Lane, the "no name" street between Devonshire and Summersweet and Sweet Bay Lane.

ITEM 08-27 (closed): The boat reported parked at 23265 Oak Crest has been removed.

Intra-meeting Business (conducted between meetings by Board members via electronic mail discussion)

1. The Kennedy house was sold to Madden on 01 December 2008. A welcome letter was sent.
2. The results of the Witkoski foreclosure sale audit has been received. There are no additional funds available to be paid to the HNoWA for unpaid assessments and late fees.
3. The HNoWA insurance package has been received and posted to the archive folder on the website.
4. Tammy Payne reported via electronic mail that she had spoken with Shawn Day again about the WCA and their lack of communication. He stated that they didn't respond because they have already answered the questions that were asked. Tammy stated that previous communications had been from years ago with other players who are no longer involved with our Board. Mr. Day stated that he would work to answer questions if they were resent.

New Business

ITEM 09-01 (pending): Mr. Birst will begin to request estimates for the road repairs that are to be conducted in 2009.

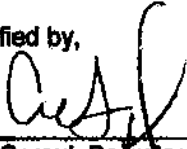
ITEM 09-02 (pending): The Treasurer will cash out the two CDs at Country First and transfer the funds to MNB.

ITEM 09-03 (pending): Outstanding assessments. Late notices will be sent along with notification of intent to file liens.

Mrs. Cooley moved to adjourn the meeting. The motion was seconded by Mr. McGinn and approved unanimously. The meeting was adjourned at 7:40 p.m. The next meeting will be held on April 6, 2009 at 23204 Stoney Hill Lane.

Hickory Nut of Wildewood Association, Inc.
Minutes of the Board of Directors Meeting
February 2009

Certified by,



4.6.09

Curt Sproul, Secretary

Date

Hickory Nut of Wildewood Association, Inc.
Minutes of the Board of Directors Meeting
April 2009

The Board of Directors of the Hickory Nut of Wildewood Association, Inc., met on April 6, 2009 at 23204 Stoney Hill Lane. The following board members were in attendance: Mr. Dennis Birst, Mrs. Marge Cooley, Mrs. Pat Hockenberry (Treasurer), Mr. Scott Mattison, Mr. Mike McGinn (VP) and Mr. Curt Sproul (Secretary). A quorum was present. Additionally, Mrs. Becky Barnard attended. The meeting was called to order at 7:01 p.m. by Mr. McGinn, Vice-President.

Secretary's Report

The minutes of the February 2, 2009 Board meeting were reviewed. Mrs. Cooley moved to approve the minutes. The motion was seconded by Mr. McGinn and unanimously approved.

Treasurer's Report

The Treasurer's report was reviewed. The checking account balance is \$15,083.22. The Money Market Demand Account balance is \$ 62,023.72. There are 5 unpaid assessments for a total of \$4,484.72. Income received from February 1 through March 31 totaled \$6,246.30 and bills paid totaled \$17,619.36. The lot owners with unpaid assessments will be notified by letter that if the assessment and late fee is not paid within 30 days a lien will be filed against the property and a lawyer will be consulted for obtaining the funds.

Federal and state HNoWA tax returns were filed by 15 March 2009.

Due to the late winter heavy snowfall and breakage of trees, the Board discussed the need to increase the tree removal line item in the 2009 Budget. Mr. McGinn motioned that the item be increased by \$700 to \$3,200 to cover the cost of both the storm breakage and the upcoming Neighborhood Spring Cleanup. The motion was seconded by Mr. Mattison and unanimously approved. Additionally, Mr. McGinn will solicit help from the HNoWA Members to conduct the annual financial review of the HNoWA.

Mrs. Cooley moved to approve the Treasurer's report. The motion was seconded by Mr. Birst and approved unanimously.

Committee Reports

Architectural Control (Mr. Birst)

1. The Board discussed paving and seal coating. See Item 09-01.

Maintenance and Beautification (Mr. Birst) - Nothing to report.

Budget (Mr. McGinn)

1. With reference to the increase in the tree removal line item, Mr. McGinn will update the 2009 Budget.
2. The tree removal contract remains outstanding. The Board will continue to pursue Mr. Bowen.

Security (Mrs. Barnard) - Nothing to report.

Social (Mrs. Barnard) - Nothing to report.

Old Business

ITEM 08-03 (pending): Liens and Outstanding Assessments.

1. Mr. Witkowski has been deployed overseas by the military. Due to the Soldiers and Sailors Relief Act, he cannot be pursued at this time. Once he returns, the Board will investigate bringing a civil suite in small claims court for non-payment of assessments and late fees.

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Minutes of the Board of Directors Meeting
April 2009

2. Mr. Guy-Porter & Mrs. Kleinberg – These cases have been referred to Norris & Dudderar, PC for a retainer fee of \$1,000. They will take further action to attempt to retrieve unpaid assessments and fees.

ITEM 08-16 (closed): Signage at Devonshire Way/Wooded Way/Hickory Hollow Lane – Action completed.

ITEM 08-20 (closed): Information moved to Item 08-03.

ITEM 08-21 (closed): Information moved to Item 09-01.

ITEM 09-01 (pending): Road Repair and Maintenance.

Mr. Birst requested bids from three companies; however, only one company, Dave Adams, responded. After discussion, Mr. McGinn moved that the Board approve re-laying asphalt on Wooded Way at a cost of \$17,200 and seal coat Pine Bark Lane in the fall. Mrs. Cooley seconded the motion which was then unanimously approved.

ITEM 09-02 (closed): The two CDs at Country First have been closed and the funds have been deposited into a Money Market Demand Account at MB&T.

ITEM 09-03 (pending): Outstanding assessments. Late notices have been sent along with notification of intent to file liens.

Intra-meeting Business (conducted between meetings by Board members via electronic mail discussion)

1. Snow storm tree removal requests were approved for Madden, Tobler, Powell, Abell, Crotty, Kooy, Warner, Mattison, Case and Browning.
2. Additional tree removal request approved for Graessle.
3. Mr. Mark Stone expressed concern about a shed built adjacent to his property. The Board discussed the issue and determined that there is no issue.
4. Mr. Matt Browning expressed concern about tree stumps located adjacent to Bent Tree Lane. The Board discussed the issue and determined that there was no need to remove the stumps.
5. A note was sent to lot owners with property on Hickory Nut and Poplar Wood Drives asking about lawn care adjacent to common space. Flynn, Hockenberry, Tobler and Christensen asked to have their lots bypassed by the lawn care contractor.
6. A letter was sent to the Boyds concerning their "apparently" abandoned car asking them to move the car. The car is in the process of being sold.
7. The snow removal bill for the recent heavy snow exceeded the budget. The Board approved of payment of the bill.
8. 23232 Bent Tree was sold to Tracy Leggett on 3/4/09. A welcome letter was sent.

New Business

ITEM 09-04 (pending): The annual Spring Clean-up will occur 15-16 May. Mr. Birst will confirm with Bowen Tree Service their availability to provide chipping services.

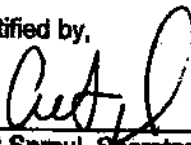
ITEM 09-05 (pending): Mrs. Hockenberry will research the feasibility and frequency of commencing Electronic Funds Transfer for Lot owners to pay the annual assessment.

ITEM 09-06 (pending): The neighborhood yard sale will be June 13, 2009.

Mrs. Cooley moved to adjourn the meeting. The motion was seconded by Mr. Mattison and unanimously approved. The meeting was adjourned at 7:43 p.m. The next meeting will be held on June 1, 2009 at 23204 Stoney Hill Lane.

Hickory Nut of Wildewood Association, Inc.
Minutes of the Board of Directors Meeting
April 2009

Certified by,


Curt Sproul, Secretary

1 June 09
Date

The Board of Directors of the Hickory Nut of Wildewood Association, Inc., met on June 1, 2009 at 23204 Stoney Hill Lane. The following board members were in attendance: Mr. Mike Bingham (President), Mr. Dennis Birst, Mrs. Marge Cooley, Mrs. Pat Hockenberry (Treasurer), Mr. Scott Mattison, Mr. Mike McGinn (Vice President) and Mr. Curt Sproul (Secretary). A quorum was present. Additionally, Mrs. Becky Barnard attended. The meeting was called to order at 7:05 p.m. by Mr. Bingham, President.

Secretary's Report

The minutes of the April 6, 2009 Board meeting were reviewed. Mr. Mattison moved to approve the minutes. The motion was seconded by Mr. McGinn and unanimously approved.

Treasurer's Report

The Treasurer's report was reviewed. The checking account balance is \$10,174. The Money Market Demand Account balance is \$ 53,061.97. There are 3 unpaid assessments for a total of \$4,143.17. Income received from April 1 through May 31 totaled \$392.05 and bills paid totaled \$14,235.57. The Treasurer noted that the expenses for the Spring Clean-up (expended \$833.78) and snow removal (expended \$1,355) were over budget. Mr. McGinn moved that these line items be increased to cover expenses. The motion was seconded by Mr. Birst and unanimously approved by the Board. Mr. Sproul moved to approve the Treasurer's report. The motion was seconded by Mrs. Cooley and approved unanimously.

Committee Reports

Architectural Control (Mr. Birst)

1. Mr. Mason requested permission to construct a shed and widen his driveway.

Maintenance and Beautification (Mr. Birst)

1. One of the street lights has been spuriously on and off. Mr. Birst will contact an electrician to troubleshoot and repair as necessary.

Budget (Mr. McGinn)

1. The tree removal contract remains outstanding. However, the Board is in possession of the document confirming insurance covering Bowen's Tree Service.
2. The review of the HNOWA financial records has been completed. No anomalies had been found. The reviewers were Mrs. Patty Brewster, Mr. Ron Cooley and Mrs. Evelyn Hungerford. Thanks to these folks for taking their time to conduct this necessary business.
3. 2010 Budget. Mr. McGinn will begin working with vendors for obtaining contract proposals and constructing the budget with the goal of the Board voting on the 2010 budget during the August 2009 meeting.

Security (Mrs. Barnard) - Nothing to report.

Social (Mrs. Barnard) - August 4th is National Night Out. Mrs. Barnard has contacted the national organization and will contact the Sheriff/State Police and Fire Department to ask for their presence for this neighborhood gathering. There will also be refreshments. Coordination for this event will continue by electronic mail.

Old Business

ITEM 08-03 (pending): Liens and Outstanding Assessments.

1. A letter outlining past due payments and notification of a pending lien has been sent to Mr. Wtkowski with return receipt requested. Once he returns, the Board will investigate bringing a civil suit in small claims court for non-payment of assessments and late fees.

2. Mr. Guy-Porter – This case has been referred to Norris & Dudderar, PC to attempt to recoup unpaid assessments and fees by placing a lien on the property.

3. Mrs. Kleinberg – the owner has passed away. Efforts to place a lien on the property have been temporarily ceased.

ITEM 09-01 (pending): Road Repair and Maintenance.

The Board will continue this discussion during the August 2009 meeting for action in September.

ITEM 09-03 (closed): Outstanding assessments. Action complete.

ITEM 09-04 (Closed): Spring Clean-up was successful.

ITEM 09-05 (Closed): Monthly assessment payments. Action complete. Electronic funds transfer process in place.

ITEM 09-06 (pending): The neighborhood yard sale will be June 13, 2009. Mr. Birst posted signs announcing the yard sale. Additionally, Mr. McGinn sent an electronic mail to the neighborhood list.

IMB-0109 (closed): Boyd car has been sold.

Intra-meeting Business (conducted between meetings by Board members via electronic mail discussion)

IMB-0209. (pending) A letter was sent to Lot 121 (Oak Crest) concerning uncut grass.

IMB-0309. (closed) The tree root on Pine Bark will be cut to cause no further road damage and the tree will be monitored for healthiness.

IMB-0409. (pending) A letter has been sent to a lot owner and renter concerning the use of oversize trash bags.

IMB-0509. (closed) A complaint was raised about vehicles parking in the intersection while waiting for the school bus. This makes it difficult for through traffic. The matter was researched and found that it is not a resolvable issue for the board. No further action is warranted.

IMB-0609. (closed) A complaint was raised about pets being tethered in the yard throughout the day and its affect on property values. The issue was researched with the conclusion that this is not violation of the by-laws. No further action is warranted.

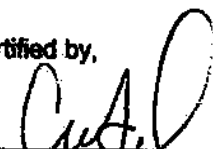
New Business

ITEM 07-09 (pending): To provide a place for local messages and notices, Mr. Bingham and Mr. McGinn will research the placement of "message boards" near the mailboxes.

ITEM 08-09 (pending): Tipping fees at Appeal Landfill have increased. The Board will receive from Cutting Edge an estimate of the impact of this increased cost to trash removal. The Board will discuss whether to raise fees this year or next year to account for the increased cost of trash removal.

Mrs. Hockenberry moved to adjourn the meeting. The motion was seconded by Mrs. Cooley and unanimously approved. The meeting was adjourned at 7:59 p.m. The next meeting will be held on August 3, 2009 at 23204 Stoney Hill Lane.

Certified by,


Curt Sproul, Secretary

3 August 09
Date

Hickory Nut of Wildewood Association, Inc. Minutes of the 2009 Annual HNOWA Meeting

The membership of the Hickory Nut of Wildewood Association, Inc., met for their annual meeting on Monday, September 28, 2009 at the Southern Maryland Higher Education Center. There were 23 members physically present and 11 members represented by proxy for a total of 34 members, or 20.1 percent. The following board members were in attendance: Mr. Dennis Birst, Mrs. Marge Cooley, Mr. Mike McGinn (Vice President) and Mrs. Pat Hockenberry (Treasurer). The meeting was called to order at 7:03 p.m. by Mr. Mike McGinn, Vice President.

The members of the Board of Directors, the Association Officer and the various committee chairmen and key personnel were introduced. Mr. McGinn noted that the block captain program and the block captain coordinator position would likely be discontinued due to both lack of participation by neighborhood members and the transition to e-mail and web-based communications.

A calendar of events for 2010 was presented.

Election of Board Members.

The required quorum of 10 percent, or 17 members, to elect board members was in attendance. Three board positions were open for the 2009-2012 period. Mr. Mike McGinn was a candidate for re-election. Mrs. Liz Holdsworth was a candidate for election. There were no write-in candidates. Mr. John Stevenson and Mr. Steve Zumpano were nominated from the floor and agreed to their nominations. Due to the small size of the membership in attendance Mr. McGinn moved that a ballot vote be dispensed with that and a vote by show of hands be conducted. The motion was seconded by Mr. Greg Olson and approved by the membership. Mr. McGinn, Mrs. Holdsworth and Mr. Stevenson received the three largest numbers of votes. Mrs. Holdsworth and Mr. Stevenson will replace Mr. Bingham and Mr. Sproul as board members.

A review of past finances of the Association was presented.

2010 Budget.

The 2010 budget was presented. The budget will be \$102,414 which, when rounded down to the nearest whole dollar, equates to an annual assessment of \$606 per lot which will be billed in two semi-annual assessments of \$303 due on January 1, 2010 and July 1, 2010. Participants in the Monthly Assessment EFT/Web Bill Pay program will owe \$50.50 per month starting with their January 1, 2010 payments. This is a 3.08 percent increase over the 2009 budget thus no vote was required by the membership to approve the budget. Note: The briefing presentation slide at the annual meeting incorrectly indicated an total assessment of \$102,214 however, the annual assessment per lot of \$606 was correct.

A review of the demographics of the Association was presented.

The floor was opened for comment from the Association membership. Several members voiced concerns about the increasing traffic in Wildewood and the prevalence of speeders. Members were encouraged to communicate with their elected County representatives and officials concerning the traffic situation.

Recognition was given to Mrs. Evelyn Hungerford, Mr. Ronald Cooley and Mrs. Patty Brewster for their support of the annual review of the 2008 books of the Association. Everyone was congratulated for an outstanding turnout for the spring clean-up. Mr. McGinn noted that participation at next year's clean-up will be limited to adults and older children to avoid the potential for injury to younger children around the chipper-shredder equipment.

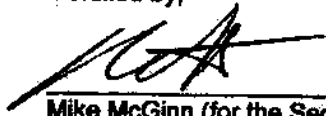
Mr. McGinn encouraged lot owners and tenants to sign up for e-mail updates so that information could be electronically distributed, to volunteer to accept e-mailed PDF copies of semi-annual assessment statements and to consider participating in the Monthly Assessment EFT/Web Bill Pay program.

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Minutes of the 2009 Annual HNOWA Meeting**

As final business, \$25 gift cards to Lowe's, Target and Outback Steakhouse were raffled off to those members who physically attended the annual meeting.

The meeting concluded at 7:49 p.m.

Certified by,



Mike McGinn (for the Secretary)

10/15/09

Date

Hickory Nut of Wildewood Association, Inc.

Minutes of the Board of Directors Meeting

August 2009

The Board of Directors of the Hickory Nut of Wildewood Association, Inc., met on August 3, 2009 at 23284 Hickory Hollow Lane. The following board members were in attendance: Mr. Dennis Birst, Mrs. Marge Cooley, Mr. Scott Mattison, Mr. Mike McGinn (Vice President) and Mr. Curt Sproul (Secretary). A quorum was present. The meeting was called to order at 7:01 p.m. by Mr. Mike McGinn, Vice President.

Secretary's Report

The minutes of the June 1, 2009 Board meeting were reviewed. Mr. McGinn moved to approve the minutes. The motion was seconded by Mr. Sproul and unanimously approved.

Treasurer's Report

The Treasurer's report was reviewed. The checking account balance is \$10,878.28. The Money Market Demand Account balance is \$82,112.96. Income received from June 1 through July 31 totaled \$41,616.79 and bills paid totaled \$12,138.41. Mr. McGinn moved to approve the Treasurer's report. The motion was seconded by Mrs. Cooley and unanimously approved.

Committee Reports

Architectural Control (Mr. Birst) – Nothing to report.

Maintenance and Beautification (Mr. Birst)

1. Road repair – See Old Business Item 09-01.

Budget (Mr. McGinn)

1. The tree removal contract remains outstanding. However, the Board is in possession of the document confirming insurance covering Bowen's Tree Service. No change in status of the contract as of this meeting.
2. 2010 Budget. See New Business Item 09-09.

Security (Mrs. Barnard)

1. A suspicious vehicle had been reported lingering in the neighborhood. The vehicle appears to belong to a legitimate security system vendor canvassing the neighborhood for business.

Social (Mrs. Barnard)

1. August 4, 2009 is National Night Out. Mrs. Becky Barnard will be coordinating our neighborhood's event at the playground at 7:00 p.m with local fire and law enforcement participants. There will be a fire truck and law enforcement officers in attendance.

Old Business

ITEM 08-03 (pending): Liens and Outstanding Assessments.

1. Mr. Witkowski – The notice concerning the delinquency of funds owed to the association sent via certified mail to Mr. Witkowski at his USN deployed address was confirmed received by a family member in New Jersey. Since the property owned by Mr. Witkowski was foreclosed upon and no funds were available to satisfy the lien against the property, the Board will investigate bringing a civil suit in small claims court for non-payment of assessments and late fees.
2. Mrs. Guy-Porter – Mrs. Guy-Porter's unpaid assessments have been referred to Heidi Dudderar, PC. The case has been assigned a trial date. If Mrs. Guy-Port does not attend the trial, there will be an automatic judgment for the Association. Our legal counsel will investigate means of recovering the funds due.
3. Mrs. Kleinberg –All delinquent funds have been paid in full.

ITEM 09-01 (pending): Road Repair and Maintenance. The Board received road resurfacing bids from Copenhagen Paving and Bean Paving; both bids were within \$200.00. After discussion, the Board, with a motion by Mr. McGinn and a second by Mr. Mattison, unanimously voted to approve

Hickory Nut of Wildewood Association, Inc.
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resurfacing Pine Bark Lane and Wooded Way and cut and remove the protruding root on Pine Bark at the driveway of Mr. Paul Nickel to stop future road damage. The Board decided to resurface both roads due to need, cost savings by resurfacing more than one road at a time and availability of funds. With Board approval, Mr. Birst will offer the job to Copenhagen with the caveat of repairing the curb on Summer Sweet Way which has fallen into disrepair due to improper construction. If there is cost from Copenhagen for the curb repair, Mr. Birst will offer the repaving work to Bean. The total cost will be approximately \$33,300.

ITEM 09-06 (closed): The neighborhood yard sale was held June 13, 2009.

ITEM 09-07 (pending): Message boards for neighborhood use. Message boards would cost \$899 each at Gemplers according to Mr. Bingham. Mr. McGinn will investigate the cost of purchasing materials from a local hardware store and building them instead. This item was incorrectly noted as ITEM 07-09 in the June 1 minutes New Business.

ITEM 09-08 (closed): Tipping fees at Appeal Landfill was increased on July 1, 2009 from \$65.00 per ton to \$70.85 per ton. The Board received an increase in trash removal rates estimate from Cutting Edge for this year and next. The 2010 budget reflects the higher costs.

ITEM 09-09 (closed): The uncut grass issue has been resolved. The grass has been cut. This item was noted as IMB 02-09 in the June 1 minutes Intra-meeting Business.

ITEM 09-10 (closed): The oversize trash bag issue has been resolved. This item was noted as IMB 04-09 in the June 1 minutes Intra-meeting Business.

Intra-meeting Business (conducted between meetings by Board members via electronic mail discussion)

1. Property sale. The Paul Mitchell property on Gray Squirrel Lane has been sold, settlement occurred on July 31, 2009.
2. Monthly Assessment EFT/Web Bill Pay program. 5 lot owners have joined the program.
3. Shed Request. Mr. Hemingway requested approval for a shed. The Board disapproved the request via e-mail discussion due to non-compliance of the proposed shed with our Architectural Control and Review Procedures.
4. Mr. Mattison inquired about a tree appearing to be on common property and the need for its removal. The tree was on common property and it has been removed.
5. The Doney property tenants installed an invisible (pet containment) fence on the common property in front of the lot. They were asked to move it back to the confines of the lot-line. It appears to have been moved.

New Business

Item 09-11 (closed): 2010 Budget. Mr. McGinn provided an operating budget for Calendar Year 2010. The total budget is \$102,414.00 with an annual assessment of \$606, an approximate 3% increase over the 2009 budget. This increase is within the Board's authority to approve without a vote from the Association membership. Mr. McGinn motioned that the budget be accepted. The motion was seconded by Mrs. Cooley and unanimously approved.

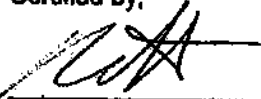
Item 09-12 (pending): The Annual Homeowners Association Meeting will be held at the Southern Maryland Higher Education Center on September 28, 2009 at 7:00 p.m.

Item 09-13 (pending): Three of the Directors (Bingham, McGinn, Sproul) have fulfilled their three year terms. There will be elections at the Annual Meeting to fill these positions.

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August 2009

Mr. Birst moved to adjourn the meeting. The motion was seconded by Mrs. Cooley and unanimously approved. The meeting was adjourned at 8:17 p.m. The next meeting will be held on September 28, 2009 at the Southern Maryland Higher Education Center at 6:00 p.m. just prior to the Annual HNoWA Meeting.

Certified by,



Mike McGinn, (for the Secretary)

10/5/09

Date

Hickory Nut of Wildewood Association, Inc.
Minutes of the Board of Directors Meeting
October 5, 2009

The Board of Directors of the Hickory Nut of Wildewood Association, Inc., met on October 5, 2009 at 23284 Hickory Hollow Lane. The following board members were in attendance: Mr. Dennis Birst, Mr. Scott Mattison, Mr. Mike McGinn (Vice President) and Mrs. Pat Hockenberry (Treasurer). A quorum was present. The meeting was called to order at 7:02 p.m. by Mr. Mike McGinn, Vice President.

Secretary's Report

- Minutes from the August 3, 2009 Board meeting and the September 28, 2009 Annual HNOWA meeting were reviewed.
 - Mrs. Hockenberry motioned to approve the minutes – Mr. Birst seconded the motion – The Board unanimously approved the minutes.

Treasurer's Report

- The Treasurer's report was reviewed.
 - As of September 30, 2009:
 - Checking account balance is \$9,720.63
 - Money Market Demand Account balance is \$37,187.75
 - Profit & Loss report for August through September 2009:
 - Total income received is \$5,380.88
 - Total expenditures paid is \$53,313.15 (Street repairs accounted for \$38,567.15)
- Mr. McGinn motioned to approve the Treasurer's report – Mr. Birst seconded the motion – The Board unanimously approved the Treasurer's report.

Committee Reports

- Architectural Control (Mr. Birst)
 - Nothing to report.
- Maintenance and Beautification (Mr. Birst)
 - Road repair – Bean Paving completed repaving of Pine Bark Lane and Wooded Way.
 - Old Business, Item 09-01 is closed.
- Budget (Mr. McGinn)
 - 2010 assessment per lot (\$606 annually, \$303 semi-annually, \$50.50 monthly)
 - New Business, Item 09-11 is closed.
 - Contracts:
 - The tree removal contract from Karl Bowen remains outstanding (Current insurance is on file with the Board)
 - Working with Les on lawn, trash and snow removal contracts.
- Security (Mrs. Barnard)
 - Nothing to report.
- Social (Mrs. Barnard)
 - Nothing to report.

Old Business

- **ITEM 08-03 (Pending): Liens and Outstanding Assessments.**
 - Mr. Witkowski – The notice concerning the delinquency of funds owed to the association sent via certified mail to Mr. Witkowski at his USN deployed address was confirmed received by a family member in New Jersey. Since the property owned by Mr. Witkowski was foreclosed upon and no funds were available to satisfy the lien against the property, the Board will

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investigate bringing a civil suit in small claims court for non-payment of assessments and late fees.

- o Mrs. Guy-Porter – Mrs. Guy-Porter's unpaid assessments have been referred to Dudderar, PC. The case has been assigned a trial date. If Mrs. Guy-Port does not attend the trial, there will be an automatic judgment for the Association. Our legal counsel will investigate means of recovering the funds due.
- **ITEM 09-01 (Closed): Road Repair and Maintenance.**
 - o The Board received road resurfacing bids from Copenhaver Paving and Bean Paving; both bids were within \$200.00. After discussion, the Board, with a motion by Mr. McGinn and a second by Mr. Mattison, unanimously voted to approve resurfacing Pine Bark Lane and Wooded Way and cut and remove the protruding root on Pine Bark at the driveway of Mr. Paul Nickel to stop future road damage. The Board decided to resurface both roads due to need, cost savings by resurfacing more than one road at a time and availability of funds. With Board approval, Mr. Birst will offer the job to Copenhaver with the caveat of repairing the curb on Summer Sweet Way which has fallen into disrepair due to improper construction. If there is cost from Copenhaver for the curb repair, Mr. Birst will offer the repaving work to Bean. The total cost will be approximately \$33,300.
- **ITEM 09-06 (Closed):** The neighborhood yard sale was held June 13, 2009.
- **ITEM 09-07 (Pending):** Message boards for neighborhood use. Message boards would cost \$899 each at Gemplers according to Mr. Bingham. Mr. McGinn will investigate the cost of purchasing materials from a local hardware store and building them instead. This item was incorrectly noted as ITEM 07-09 in the June 1 minutes New Business.
- **ITEM 09-08 (Closed):** Tipping fees at Appeal Landfill was increased on July 1, 2009 from \$65.00 per ton to \$70.85 per ton. The Board received an increase in trash removal rates estimate from Cutting Edge for this year and next. The 2010 budget reflects the higher costs.
- **ITEM 09-09 (Closed):** The uncut grass issue has been resolved. The grass has been cut. This item was noted as IMB 02-09 in the June 1 minutes Intra-meeting Business.
- **ITEM 09-10 (Closed):** The oversize trash bag issue has been resolved. This item was noted as IMB 04-09 in the June 1 minutes Intra-meeting Business.
- **Item 09-11 (Closed):** 2010 Budget. Mr. McGinn provided an operating budget for Calendar Year 2010. The total budget is \$102,414.00 with an annual assessment of \$604, an approximate 3% increase over the 2009 budget. This increase is within the Board's authority to approve without a vote from the Association membership. Mr. McGinn motioned that the budget be accepted. The motion was seconded by Mrs. Cooley and unanimously approved.
- **Item 09-12 (Closed):** The Annual Homeowners Association Meeting will be held at the Southern Maryland Higher Education Center on September 28, 2009 at 7:00 p.m.
- **Item 09-13 (Closed):** Three of the Directors (Bingham, McGinn, Sproul) have fulfilled their three year terms. There will be elections at the Annual Meeting to fill these positions.

Intra-Meeting Business (Conducted by Board members via electronic mail discussion)

- HNOWA Treasurer is taking necessary actions to transfer HNOWA bank accounts from Maryland Bank and Trust to BB&T located in the Wildewood Shopping Center. Transfer of funds will take place after BB&T checks and deposit slips are received. Maryland Bank and Trust account will remain open until the end of the year (with minimum funds to cover outstanding drafts). Transfer is

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The Board of Directors of the Hickory Nut of Wildewood Association, Inc., met on December 7, 2009 at 23204 Stoney Hill Lane. The following board members were in attendance:

Mr. McGinn (President)	Mrs. Cooley (Vice President)
Mrs. Hockenberry (Treasurer)	Mr. Mattison (Secretary)
Mr. Stevenson (Board Member)	Mrs. Holdsworth (Board Member)

A quorum was present. The meeting was called to order at 7:01 p.m. by Mr. McGinn.

Introductions were conducted for the benefit of the Board and new board members, Mrs. Holdsworth and Mr. Stevenson...Welcome!

Mrs. Hockenberry shared a note from Martha Hayward. The note expressed appreciation for all the work that went in to the recent re-paving project.

Secretary's Report

- Minutes from the October 5, 2009 Board meeting were reviewed.
 - Mrs. Hockenberry motioned to approve the minutes – Mr. Stevenson seconded the motion -- The Board unanimously approved the minutes.

Treasurer's Report

- The Treasurer's report was reviewed.
 - As of November 30, 2009:
 - Checking account balance is \$9,731.29
 - Savings account balance is \$10,006.03
 - Money Market Demand Account balance is \$15,242.97
 - Profit & Loss report for October through November 2009:
 - Total income received is \$1,139.69
 - Total expenditures paid is \$13,067.28
- Mr. McGinn motioned to approve the Treasurer's report – Mrs. Cooley seconded the motion – The Board unanimously approved the Treasurer's report.
- New checking and savings accounts opened at BB&T. All HNOWA Officers have signed the account signature cards.
- Plan is to close MB&T accounts after the first of the year.

Committee Reports

- Architectural Control (Mr. Birst)
 - 11/22/2009 – Sheehan's notified the Board on about re-roofing that was already completed.
 - 12/04/2009 – Gemand relayed request from renter for a pet fence. The fence would violate Architectural Review Procedures and Regulations.
- Maintenance and Beautification (Mr. Birst)
 - Trees trimmed and light fixed at Blueberry Lane parking area.
- Budget (Mr. McGinn)
 - Contracts:
 - Contracts with Les complete; awaiting signature by McGinn/Brady.
 - The tree removal contract from Karl Bowen remains outstanding. Insurance certificate on file expired as of 11/02/2009 (See 12/11/2009 email from Mrs. Hockenberry).

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- Security (Mrs. Barnard)
 - 11/25/2009 – Email sent out to Hickory Nut residents: "You can now send a text message to 274637 (CRIMES) and your message will be anonymously transmitted to our Sheriff's Office. Just text "TIP239" followed by your crime solver tip to the number noted above. In response you will receive a randomly assigned reference number that can be used for follow-on updates you might send or to identify yourself when rewards are offered for information. To see a tutorial and learn more about this program go to www.smscrimetips.com. This information has also been posted on the Town Watch page of our website."
 - 11/21/2009 – Traffic accident at Hickory Nut and Oak Crest Lane. As residents, we need to be mindful of the 25 Mph posted speed limit within Hickory Nut.
- Social (Mrs. Barnard)
 - Nothing new to report.

Old Business

- **ITEM 09-03 (Pending): Liens and Outstanding Assessments.**
 - 12/03/2009 – Mr. McGinn submitted a request to Heidi Dudderar regarding status on the below cases. Ms. Dudderar's office has not responded yet.
 - Mr. Witkowski – The notice concerning the delinquency of funds owed to the association sent via certified mail to Mr. Witkowski at his USN deployed address was confirmed received by a family member in New Jersey. Since the property owned by Mr. Witkowski was foreclosed upon and no funds were available to satisfy the lien against the property, the Board will investigate bringing a civil suit in small claims court for non-payment of assessments and late fees.
 - Mrs. Guy-Porter – Mrs. Guy-Porter's unpaid assessments have been referred to Dudderar, PC. The case has been assigned a trial date. If Mrs. Guy-Port does not attend the trial, there will be an automatic judgment for the Association. Our legal counsel will investigate means of recovering the funds due.
- **ITEM 09-07 (Pending): Message boards for neighborhood use.** Message boards would cost \$899 each at Gemplers according to Mr. Bingham. Mr. McGinn will investigate the cost of purchasing materials from a local hardware store and building them instead.
- **Item 09-14 (Pending):** Mr. McGinn would like to research whether or not the County would consider placing traffic mirrors at the ends of Poplar Wood and Hickory Nut streets to assist with driver visibility when attempting to enter onto Wildewood Parkway from these streets.

Intra-Meeting Business (Conducted by Board members via electronic mail discussion)

- **Item 09-17 (Pending):** (10/01/2009 – New law in effect. Law requires HOA's to carry "fidelity insurance." HNOWA policy should meet this requirement. A letter has been sent to HNOWA insurance agent to clarify. No response yet.
- 10/10/2009 – Mr. McGinn met with Mr. Browning regarding driveway paving issue. Recommended not charging Mr. Browning for paving. Received concurrence from Board members.
- 10/17/2009 & 11/21/2009 – St. Mary's County Hazardous Waste Days. Email reminder sent to Hickory Nut residents.
- 10/25/2009 – Mr. McGinn and Mr. Birst met with Mr. Tunick regarding trash pickup issues. Issues resolved.

