



Mendenhall Village Homeowner's Association Monthly Meeting Minutes

April 12, 2023 - 6:45 pm

Board Members present: Tom D, George J, Chris K, Ben K, Lorraine L, Elaine W (by phone), Susan B

Board Members absent: Catherine J, Lorraine L,

A2Z Representatives present: Mark B, Joe H

Neighbors present: none

Motions made and carried:

1. Approval of the March 08, 2023 minutes after correcting year under section "Old Business; subheading b to '2025'"
2. Approval of 2023 budget as discussed and annual assessment to again remain at \$360/year with a 20% discount for early payment (\$288)

The meeting was called to order by Ben K at 6:52 pm

The March 08, 2023 meeting minutes were reviewed and motion made to approve after correcting the year in "Old Business; subheading b to '2025'" (3% price increase was approved for the year 2025)

The current Financial Report was reviewed. We are well below budget for snowplowing expenses. We reviewed projected year end totals. Many projects which have been sidelined due to interference by Delmarva's natural gas installation and electric upgrades project will finally be implemented this year. A motion was made and carried to approve the 2023/24 budget as presented. Annual homeowner assessments will remain at \$360 again this year with a 20% discount for early payment.

The board dispensed with the typical business meeting format and instead used the time to discuss and review committee reports, meeting format, topics of conversation and guests to invite to next month's annual meeting. The annual meeting will be held May 09 at 6:30 p.m. and it will be virtual. Mark will create officer reports and slides for the meeting. Annual meeting invitations will be sent via email for all homes for which we have email addresses; US mail for everyone else.

The following old business topics were discussed:

- a. Landscaping updates have not yet been started by DL&L but will be starting within the next month.
- b. Delmarva continues their project in Mendenhall Village to replace electric power feeder cables and pad mount transformers.
- c. Work to replace the entrance signs, metal framework and welding at Mendenhall Mill Road and at Limestone Road continues.
- d. A wooden fence installed along Limestone Road needs to be replaced. It provides noise abatement and privacy for Farmhouse & Fieldstone Circle. A2Z will contact Deldot and Representative Mike Smith to see if this work can be scheduled for 2024. A2Z recommends

an access gate be included for maintenance crews to enter more easily and to install metal posts with fencing mounted to posts for longer life and better wind resistance.

The following new business topics were discussed:

- a. The MV yard sale will be held from 8am-12pm on Saturday, May 20 (with a raindate on Sunday May 21). The event will be posted on Next Door and A2Z will email MV residents.
- b. The following officers will be up for reelection at the annual meeting: Chris Kaye, George & Catherine Jardine, Elaine Woerner.

Meeting was adjourned at 8:10 pm. The next meeting will be the annual meeting on Tuesday, May 9, 2023 at 6:30pm

Respectfully submitted by the Secretary,

Susan Bogucki

2023 Board meetings

Tues, 5/09/23 (6:30 annual meeting)

Wed, 6/14/23

Wed, 9/13/23

Wed, 11/8/23