

Annapolis Roads Property Owners Association (ARPOA)
2016 Annual Meeting Minutes
December 6, 2016

The Annual Meeting was called to order by President Tom Bodor at 7:08 p.m.

President Bodor introduced the ARPOA Officers and Directors.

He indicated the Agenda was approved in advance of the meeting via email.

- A resident requested the agenda be revised to reflect a public discussion period at the end.
- President Bodor advised, that there was a deadline to vacate the building, but if time allowed, time for a public discussion would be provided.

President Bodor announced the purpose of the evening's meeting was to:

- Elect four officers to the board;
- Adopt the ARPOA budget for FY 2018, which begins in July 2017; and
- Vote to adopt an easement for the property located at 2707 Ogleton Road; and it is required by our By Laws and County as part of our SCBD

President's Report:

Mr. Bodor provided a recap of Board accomplishments and ongoing work performed on behalf of the Community. He also stated that the job of President is to uphold the charter of the community and to ensure, to the best of one's ability, that the decision-making process that the board undertakes is consistent with ARPOA Bylaws and local and state laws, and the proceedings are conducted in accordance with Robert's Rules of Order.

Our Community's Charter states, among other items, "The purpose for which the Corporation is formed and the objects to be carried on and promoted by it are as follows:

1. To promote the general welfare of the residential property owners of Annapolis Roads, and to promote and maintain the value of private residential real property in said tract as a residential community.
2. To secure compliance with, and to prevent violations of, any of the restrictive covenants applicable.

I, along with my fellow board directors and officers, take this very seriously and have fully adhered to these responsibilities over the past year.

The Long Range Planning working group finished its duties by outlining priorities for the community and reporting on those at our monthly board meetings. As a result, the Board successfully implemented or are currently overseeing several actions:

- Create a Social Committee to plan and hold parties and other social activities throughout the year.

- Maintenance of the Overlook – including more than \$25,000 in grants from local and state organizations for on-going improvements and restoration of natural areas.
- Pursuing a new design for community entrance.
- On-going maintenance and management of Dock and boat ramp.
- Increased security measures, including purchase of a radar speed detector for use by our County Police officers.
- Appointment of Public Safety Officer to liaise between community members and police security.

Mr. Bodor also thanked ARPOA Director Jill Mandel and Secretary Linda Dodge for dedication and support in producing the community newsletter, the Bay Breeze, as well as all who contribute support and content.

President Bodor provided an update to the Key School Athletic Complex and Board of Appeals. He reminded everyone of resources for accessing information about the project. Further he indicated there has been a circulation of misinformation. He advised that representatives from the ARPOA Board have met dozens of times with Key School officials – contrary to information being circulated. He also stated the ARPOA Board had refused to sign an agreement with Key School officials that would prevent the Board from disclosing meetings and status of the discussions to the community. He indicated agreeing to Key School’s confidentiality terms would be in direct conflict to the community.

Additionally, President Bodor indicated that the ARPOA Board continues to consistently and repeatedly request that Key School officials enter into a legally binding agreement with ARPOA to include stipulations that would create a more peaceful and secure facility within our neighborhood; however he noted that ARPOA efforts are consistently rejected.

President Bodor stated that ARPOA has submitted letters to OPZ and Key School that provide concise statements on our concerns over traffic, safety, water usage, environmental impacts, reduced property values, and other issues regarding our quality of life that may be adversely affected by the proposed development. He indicated that in the absence of answers to these concerns, the Board pursued relief and additional consideration through the Anne Arundel County Board of Special Appeals. He also stated that failure to pursue this course of action on behalf of our members would stand in conflict with our charter and bylaws. He thanked everyone who has provided time, money, and knowledge to the Board’s efforts.

In closing President Bodor stated he was pleased to report that for the 2016 calendar year the ARPOA Board has complied with its charter responsibilities, maintained strict fiduciary controls, made significant strides to improving the maintenance of community property, and have provided numerous opportunities for residents to participate and engage in these efforts that ensure the integrity and perseverance of our historic community.

Vice President’s Report:

Vice President Connerney emphasized a number of the items Tom included in his President’s report. He commented that the commitment of time made by the members of the ARPOA Board of Directors is huge. The items that the Board addresses are time consuming and frequently incredibly complex, requiring additional time and consultation with subject matter experts.

Vice President Connerney stated the ARPOA Board voted to support the appeal of the OPZ approval of the Traffic Mitigation Plan due to serious deficiencies in the traffic impact study and mitigation plan. And the ARPOA Board has the responsibility to pursue efforts to ensure that our property owners' rights are protected. Further, the Board is actively engaged in protecting the safety and security of the Annapolis Roads Community.

Lastly, he stated that it is important that the community vote to support the easement [2707 Ogleton Woods driveway/Ogleton Woods Access]. He advised that the meeting slides and advance materials provided to residents would help to illustrate the issue and the need to grant this easement.

Secretary's Report:

Acting Secretary Dodge stated that communications has been a focus of the Secretary's position throughout this year. She indicated she accepted the role of "Acting" Secretary when ARPOA Secretary, Geri Nicholson stepped down midway through the second year of her term and thanked Geri for everything she did during her tenure as Secretary, as well as the coordination of this Annual Meeting.

Ms. Dodge listed the communications delivery mechanisms which include: the newsletter *The Bay Breeze*; *Community Updates*; *ARPOA Website*; the Message Board - visible when exiting the Community; Board Meetings; and soon – the new *ARPOA Community Directory!*

She encouraged everyone to sign up to be included in the distribution lists and to access the ARPOA website to "be in the know".

Ideas for improvement: Lastly, Acting Secretary Dodge remarked that those who support the various communications delivery mechanisms are hopeful that they will receive suggestions for improving the various communications tools, including the website. She asked that folks think of additional information and services that would benefit the Community, and to let her know what that might be.

In closing she asked "Please, be present in Annapolis Roads. Volunteer, it is a great opportunity to meet your neighbors, and to positively impact Annapolis Roads - it is YOUR Community."

Presentation of the Nominating Committee

Gretchen Dolan, Chair, of the Nominating Committee introduced the candidates and asked each nominee to provide brief remarks.

President: Tom Bodor* (incumbent)
Reed Talada
Vice President: Jack Connerney* (incumbent)
Joyce Gerber
Secretary: Linda Dodge* (current Acting Secretary)
Jean Traub
Treasurer: Neal Hoffman* (incumbent)

Election Results: Gretchen Dolan announced the results of the ARPOA Officer election (2 year term of office)

President: Tom Bodor
Vice President: Jack Connerney
Secretary: Linda Dodge
Treasurer: Neal Hoffman

Treasurer's Presentation and Report – Neal Hoffman

SCBD FY16 RESULTS

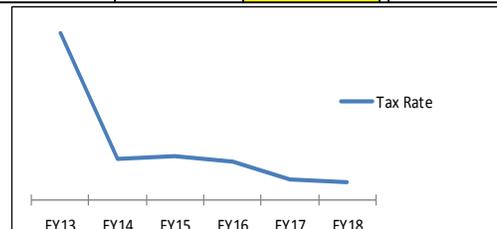
	FY16 Budget	FY16 Actuals	FY16 Variance
Community Repairs & Maintenance	\$ 64,000	\$ 74,074	\$ (10,074)
Pest Control	\$ 2,500	\$ -	\$ 2,500
Ogleton Woods Sandy Spring Bank Mortgage	\$ 210,324	\$ 210,324	\$ -
Security Costs	\$ 23,660	\$ 21,563	\$ 2,097
Community Recreational Activity	\$ 5,000	\$ 4,267	\$ 733
Legal Affairs & Community Representation	\$ 15,000	\$ 45,869	\$ (30,869)
Administrative Expenses	\$ 12,000	\$ 12,832	\$ (832)
Tax Billing & Collection Fee Paid to Anne Arundel County	\$ 2,000	\$ 2,000	\$ -
*Tax Base Adjustment	\$ 4,504	\$ -	\$ 4,504
			\$ -
Total FY Expenses	\$ 338,988	\$ 370,929	\$ (31,941)

*Change in Assessment Base from Annual Mtg

FY 18 Proposed Budget

Special Community Benefit District (SCBD) ARPOA Actual, Budgeted Expenditures, & Proposed Tax Collections FY 2014-2018	FY14 7/1/13 - 6/30/14 <i>Audited</i>	FY15 7/1/14 - 6/30/15 <i>Audited</i>	FY16 7/1/15 - 6/30/16 <i>Actuals</i>	FY17 7/1/16 - 6/30/17 <i>Budget</i>	FY18 7/1/17 - 6/30/18 <i>Budget</i>	% of Total
Community Repairs & Maintenance	47,615	57,940	74,074	60,000	64,000	19.02%
Pest Control	1,125	-	-	2,000	1,000	0.30%
Ogleton Woods Mortgage	210,324	210,324	210,324	210,324	210,324	62.51%
Public Safety	20,096	20,295	21,563	22,000	23,000	6.84%
Community Recreational Activity	4,027	4,451	4,267	6,000	6,120	1.82%
Legal Affairs & Community Representation	4,882	6,426	45,869	12,000	13,000	3.86%
Administrative Expenses	15,115	14,599	12,832	14,000	17,000	5.05%
Tax Billing & Collection Fee Paid to Anne Arundel County	2,000	2,000	2,000	2,000	2,000	0.59%
Total FY Expenses	305,184	316,035	370,929	328,324	336,444	100.00%
Funds Held for Future Use					156,470	
Total FY18 Appropriated Budget					492,914	

	Tax Base	Tax Rate
Anne Arundel County FY13	\$ 126,600,000	0.317%
Anne Arundel County FY14	\$ 158,354,982	0.214%
Anne Arundel County FY15	\$ 158,100,000	0.216%
Anne Arundel County FY16	\$ 159,900,000	0.212%
Anne Arundel County FY17	\$ 166,500,000	0.197%
Anne Arundel County FY18	\$ 172,800,000	0.195%



Treasurer's Report continued, CPC FACTS:

Treasurer Neal Hoffman stated he wanted to clear up inaccurate statements (below) that were circulating and reported the following:

Inaccurate Statement #1: Paying down the Ogleton Woods mortgage with the remaining CPC funds will save you tax money now.

FACT: Paying down the mortgage will not save you money now. It will save you money 8 years from now when we could pay the loan off a year early. In order to save money now, we would have to refinance, pay a higher interest rate than the 2.95% that we are paying now and pay closing costs. In fact, using that money to pay down the mortgage now will leave this community NO flexibility to do anything else non-SCBD related such as corporate governance, or buy another property, or for use in an emergency situation if we run out of tax funds.

Inaccurate Statement #2: CPC funds were collected solely for the purpose of purchasing Ogleton Woods.

FACT: I'm reading this directly from the CPC literature distributed in March 2005 - I'd be happy to provide a copy to anyone interested.

"Community Preservation Project Background & goals: Over the past year, the ARPOA land use committee has been working alongside the Bay Ridge Trust to develop a legal strategy and solid purchase plan. The project – preservation of Green Willow, the Golf Course and Ogleton woods will be financed by donations, state funds and loans, and our Special Benefit Tax District.

Our Ultimate Goals in this campaign are:

- ❖ Buy all 3 pieces of land in question – Ogleton Woods, Green Willow, and the Golf Course
- ❖ Preserve our community;
- ❖ Preserve our quality of life;
- ❖ Preserve our environment;
- ❖ Preserve our property values;
- ❖ Preserve our history;

To say the monies solicited as part of the campaign were strictly for Ogleton Woods, is wrong.

FY2018 Budget Discussion and Vote -

- A resident expressed a concern regarding the lack of separation of the CPC and SCBD budgets.
- Another resident inquired about the budget categories being "fungible".

The President and Treasurer addressed those issues.

-The Bylaws identify the need for an approved budget.

-The budget categories have been fungible for decades, allowing for unusual or emergency events (i.e. snow removal needs vary, the anticipated need may exceed the budget amount due to unforeseen snowfall and removal needs).

President Bodor called for the vote to approve the FY18 Budget

The FY18 Budget was approved as presented: 185 YES votes and 89 NO votes.

Easement Discussion and Vote: 2707 Ogleton Road/ARPOA Easement

There was a short discussion regarding the proposed easement, followed by President Bodor's call for a vote.

The Vote was in favor to grant an easement to future owners of 2707 Ogleton Road:

The vote to approve the Easement was: 236 YES votes and 13 NO votes

249 resident votes were tallied, well exceeding the number of votes required by ARPOA Bylaws (50% of homeowners, plus 1).

Adjournment:

ARPOA President Bodor thanked everyone for coming out for the ARPOA Annual Meeting. He expressed appreciation for the vote in support of the easement at 2707 Ogleton Road; the approval for the FY2018 Budget; and for supporting the ARPOA endorsed slate of officers.

The meeting was adjourned at 8:55 p.m.