

**Location: Manor House**

**Time: 6:30-7:30 P.M.**

**Board Members in Attendance: John Drexler, Larry Jones II, Laura Subock**

**Date: 2/11/25**

### **ECM 1 Community Notes**

The ECM 1 Community Meeting on 2/11/25 discussed several key issues. The board will reduce monthly meetings to bi-monthly meetings to reduce the workload of board members. Streetlights will be replaced for free, but it will take 12 weeks. Parking issues were debated, with a need for an 80% quorum for changes. The board is considering drafting articles for parking spot assignments. Financial transparency was emphasized so community members feel confident that their HOA fees are being put to good use. The meeting also touched on the need for ongoing discussion about fireplaces. Plumbing issues were highlighted, and the potential for sharing information with homeowners regarding ways to ensure their plumbing is safe and sustainable to avoid the costly effects of busted pipes.

### **Action Items**

- A resident will prepare a proposal for assigned parking spots and get it reviewed by the board
- Follow up on the petition process for getting something on the ballot for assigned parking spots
- Community members are encouraged to participate in nominations and elections for the board positions

### **Board Meeting Frequency and Responsibilities**

- A board member discussed the decision to reduce the frequency of board meetings from monthly to three board meetings and three community meetings to reduce the workload on potential board members. They will alternate with each other every other month. For example, February was a community meeting, and March will be a board meeting. (Monthly scheduling is subject to change depending on the community's needs.)
- Another board member mentioned the approval to replace all streetlights for free due to a recent program change by BGE.
- A resident emphasized the importance of virtual meetings like the model currently used by ECM 2 residents and the need for appropriate accessibility, better

communication, and participation of our residents, especially the elderly/disabled in ECM 1.

- Another resident highlighted the need for self-directed parking solutions and the fairness of having one parking spot per house.

### **Parking and Quorum Issues**

- Board members and residents discussed using the already established 80% quorum for parking spot assignments and the need for proposed articles explaining the details.
- Resident will research to obtain information to draft the necessary articles for parking spot assignments.
- The group discussed the challenges of enforcing parking spot assignments and the need for clear communication and enforcement.
- There was some discussion around handling parking spot disputes and the board's role in reviewing and approving the proposed articles document.

### **Property Management and Transparency**

- A board member and a resident discussed the need for regular financial reviews and the importance of having a balanced budget.

### **Board Member Roles and Responsibilities**

- A board member and residents discussed the upcoming elections and the need for new board members, including the possibility of hiring an external candidate if there are not enough residents volunteering to fill the positions.
- A board member explained the process of assigning board positions based on individual skills and interests.
- A board member clarified that board members can switch roles if necessary.

### **Plumbing and Maintenance Issues**

- A resident shared a personal experience with plumbing issues and the high cost of repairs, emphasizing the need for regular maintenance.
- Another resident mentioned the lack of updates to the plumbing system in their unit and the potential for future problems.

- Another resident suggested conducting regular inspections and maintenance to prevent major issues, like the fireplace inspection.
- Residents discussed obtaining individual homeowners' insurance to cover plumbing repairs, but they noted that it is difficult to do so because of our community's age.

### **Volunteer Involvement and Ad-Hoc Systems**

- A resident suggested involving volunteers with specific expertise, such as electrical engineering, to help with ad-hoc projects.
- There was a discussion about the challenges of getting three bids for certain projects and the importance of transparency in the bidding process.
- A board member shared experiences with solar panel installations and difficulties getting companies to bid on projects.
- More discussion ensued, emphasizing the need for a balanced approach to bidding and the importance of having multiple project options.

### **Fireplace Inspection and Homeowner Responsibility for Plumbing**

- A resident inquired about the status of the fireplace inspection and the homeowners' responsibility for plumbing repairs and upgrades.
- A board member mentioned working on a pamphlet to educate homeowners about potential issues and the importance of regular plumbing maintenance.
- A resident shared personal experiences with plumbing issues and the high cost of repairs, emphasizing the need for regular inspections.
- A resident mentions the lack of updates to the plumbing system in their unit and the potential for future problems.

### **Water Heater Upgrades and Maintenance**

- A board member discussed the benefits of upgrading to a tankless water heater and the additional space it provides.
- More discussion ensued regarding the challenges of identifying the main water line and the importance of proper maintenance.
- There was more discussion regarding information about the different plumbing systems and the importance of knowing the location of the main water line.

- A board member mentioned the possibility for homeowners to run a 200-amp line for tankless water heaters and the potential benefits for non-manor house buildings.

### **Final Discussions and Next Steps**

- Residents inquired about the status of the fireplace situation and the possibility of obtaining additional information about plumbing repairs and/or upgrades to ensure fewer broken or busted pipes.
- Develop a pamphlet to educate homeowners about potential issues and the importance of regular maintenance for plumbing in their units.
- Resident will draft the necessary articles for parking spot assignments and share them with the Board members for review and discussion at the formal Board meeting on March 11, 2025.
- The Board will vote on new members at the March 11, 2025, ECM 1 Board meeting. Please plan to attend. Your community is OUR Community!

Meeting Notes respectfully compiled by  
Resident Bosserman, Homeowner ECM 1