

**Minutes of the Board of Directors Meeting  
Villas of Cattail Creek Condominium Association**

VCC Clubhouse

June 14, 2022

**THE COMMUNITY SPEED LIMIT IS 20 MPH.**

Board Members Present: President, Bob Sweetman; Vice President, John Bagileo; Treasurer, Marilyn Hummer; Secretary, Estelene Boratenski

Board Members Absent: Member-at-Large, Mary Vogt

Unlimited Property Management, Inc.: Jaime Blumberg, Property Manager

Residents Present: Casey and Mike Backof, Matt Boratenski, Paul Casner, Knut Ellenes, Karen Engling, Sharon Flavin, Oral Folks, Joel Goodman, Christy and Joe Long, Paul Ulrich

The meeting was called to order by President Bob Sweetman at 7:00 PM. The minutes for the April 2022 meeting were approved. John moved, and Marilyn seconded.

Old Business Requiring Board Action

- Driveway repair—Over one third of the residents have agreed to pay to have their driveways sealed, so the Contracts Committee is going back to vendors again for quotes. Homeowners who agreed to have driveways sealed will pay for that, at a cost of less than \$200.
- Severn dormer windows—We have received a report from Becht. Columbia Roofing meets their standards, so the Contracts Committee is getting a quote from Columbia Roofing for a multi-year process, with the most needed repairs to be done first.

New Business Requiring Board Action

- Janitorial Service Replacement—John moved, and Marilyn seconded to go with JANPRO for future services. The Board approved.
- Architectural Requests
  - 15143 Players Way—Approved replacement of doors to the deck with sliding French doors. Marilyn moved, and John seconded.
- VCC Water and Wastewater Program—Marilyn presented a proposal to pursue grants to help us cover some of the costs of the system if we can qualify as a nonprofit. John moved, and Marilyn seconded researching our options and additional free services with the Maryland Rural Water Association. The Board approved.

Reports from Board Members:

- President's Report—Bob Sweetman

- We received a positive response from over one-third of unit owners regarding having their driveways sealed. With this amount of work, we should be able to find a vendor interested in completing the driveway repairs. Mike Lewis and the Contracts Committee are working to find a suitable vendor.
  - The Board has reviewed the draft reserve study. Reserve Advisors, our consultant, is finalizing the study to present the finished report.
  - Becht, our consultant for the dormer repair project, has inspected the work of Columbia Roofing on a recent dormer repair and has certified that their work meets the intended standards.
  - We are working with Greenskeeper to obtain a quote for repair of the shoulder at the end of Players Way. There is severe erosion near one of the posts where the pavement ends.
  - Software upgrades to the water system controller have been completed.
  - We are currently investigating the possibility of obtaining financial assistance to maintain our water treatment facility. Thanks to Marilyn Hummer for her hard work on this issue.
  - All of the units identified as having suspect circuit breakers and scheduled to be checked have now been repaired. If you reported defective breakers and they have not yet been repaired as a result of scheduling issues or if you haven't reported the breakers, please advise Jaime Blumberg as soon as possible.
  - Christy Long has volunteered to chair the Architectural Review Committee, and the Board would like to thank her for her willingness to serve.
- Treasurer's Report—Marilyn Hummer
    - The month of April had a net surplus of \$66,194, and all expense categories except one were under budget.
      - Utilities—This category was over budget by \$548 due to higher electric/gas and water/sewer MES costs.
      - Contracts—The November and December trash removal bills that were received and paid in February were moved to 2021, so that line item is back to where it should be for 2022. Overall, the Contracts category in April was \$2495 under budget because three invoices hadn't been submitted before the end of April. Once those invoices have been paid, Contracts will be back in alignment.
      - Administrative Expenses—This category was \$3664 under budget due to the audit and tax preparation line item. This expense will also offset once the 2021 audit and taxes invoices have been paid.
    - The year-to-date bottom line at the end of April had a temporary \$89,745 surplus. We do have expenses that haven't been invoiced yet, so this surplus will likely not be as high when all the invoices come in and other repairs have been done.
    - The Reserve Fund continues to be fully funded.

Property Manager's Report:

- Resale packets were requested for 15143 Players and 15150 Players Way.
- Three units have settled: 15143 Players, 15132 Players, and 15274 Callaway Court.

Landscaping Committee Report

- The committee walked the neighborhood recently and created a list of things that needed to be addressed.
- Bill will follow up with Jesse to see what can be done about dead spots behind the quads on the left side of Players Way near the wastewater treatment plant.

The Board Meeting was adjourned at 7:27 p.m.

Respectfully submitted,  
Estelene Boratenski, Secretary

The VCC website, <http://villasatcattailcreek.tk>, includes useful information on our community, including the latest Owner's Manual.

It is strongly recommended that residents wear reflective clothing when walking at night and walk against traffic at all times.

On-street parking is not allowed. Parking on pads is for guests only.

Empty trash & recycling containers must be returned to the proper place of storage promptly after collection. Please do not place them outside until late evening of the day before collection.

Both the Howard County Animal Control Laws and Association Bylaws require pet owners to clean up after their pets and to keep them on a leash.

Howard County requires that REALTY SIGNS be removed within seven days of sale.

Please Remember To Turn Off Clubhouse Lights and Adjust Thermostats.

Please report after hours water outages to Unlimited Property Management's emergency phone number at 443-717-4257. You will be called back shortly with status on the outage. Call 443-717-4257 between 9AM-5PM for service requests.