

**San Francisco HOA, INC.
P.O. BOX 955
North Beach, Maryland 20714**

MINUTES OF HOME OWNERS ANNUAL MEETING: January 18, 2016

The ANNUAL meeting of the Board of Directors of the **San Francisco HOA, Inc.** was held at the **North Beach Town Hall, 8916 Chesapeake Avenue, North Beach, Maryland 20714.** A quorum being present, the meeting was called to order at 7:05 p.m.

In attendance: Chriss Brandt (VP), Greg Livergood (Member at Large), Stan Benefield (Secretary), Donna Gollaway (Treasurer), Town of North Beach Councilman Randy Hummel

Not present: Rich Carroll (President), Blackstone Management (Management)

Residents present: Ellis (3610 Glouster), Johnson (3713 Bedford), Wolfstone-Smith (3630 Glouster), Ricchiuto (3623 Glouster), Borchelt (3685 Bedford), Zorn (3636 Bedford), Rogeson (3634 Glouster), Driscoll (3816 Bedford), Harbaugh (3641 Bedford), Hopkins (3603 Glouster), Brandt (3623 Glouster), Livergood (3749 Bedford), Benefield (3761 Bedford)

Meeting minutes of December 21, 2015: Motion to approve by Greg Livergood. Seconded by Donna Gollaway; unanimous approval as presented.

Management Report: Blackstone Management not present.

Grounds: Complete not present. Stan is to call Complete regarding an additional drain farther up Glouster.

Chriss will be in touch with K and H Electric to firm up snow removal.

Randy Hummel gave an update on the section of the sidewalk and road settling on the culvert crossing on Glouster. Preliminary inspection is that the "grade is within limits" and "would **probably** be the towns responsibility".

Officer Reports:

Nominating Committee: No report due to elections.

Financial: 1-- Old PNC account has \$113.20 left in it for any possible fees or outstanding payments caused by AAMI's resignation.

2-- New PNC account has \$47,540.09. *3--*New Bank of America account has \$50,000 with \$17,000 in bills paid. *4--*Money Market has \$64,440.68

Properties at 3780 Bedford and 3796 Bedford are in bankruptcy and the HOA fees due needs to be written off per the attorney.

An inquiry will be made, to Blackstone Management, for a list of audit firms to look into past AAMI audits.

New Business:

None

Unfinished Business:

None

Resident Forum:

*1--*Concerns were expressed regarding: Oversize/Unregistered/Commercial vehicles parked throughout the community.

Board is reviewing the parking policy and working with Blackstone management on enforcement.

*2--*Containment and storage of trash and recycling containers was discussed. This was postponed to the next meeting.

Elections:

Floor nominations: Jesse Brandt nominated **John Ricchiuto**

Write in: Diana Johnson

Self nominees: Rick Ellis Greg Livergood

Quorum for election 126 units, requires 13 residents. **Thirteen residents are in attendance and four proxies received.** Randy Hummel and Donna Gollaway appointed as inspectors of elections.

As certified by the inspectors: Rick Ellis (12) and Greg Livergood (10) received the majority of votes for the San Francisco Homeowner's Association Board of Directors.

The meeting was adjourned at 8:55 p.m. Next scheduled meeting, Monday, February 15, 2016, 7:00 p.m. North Beach Town Hall. Motion to adjourn by Greg Livergood, seconded by Donna Gollaway, notes taken by Secretary, typed by Secretary.

Meeting minutes approved by: _____ Date: _____
Secretary