

Marley Run
Annual Homeowners Meeting
03 Dec 2024

The meeting was called to order at 6:30PM. Board members present were Sherri Verdon, Shelly Kemeza and Nicki LaBriola. Eleven households were represented in person. Others attended via Zoom. Thank you to those who attended.

Treasurer summary, Shelly Kemeza

- The Board decided not to raise dues this year.
- Annual income is approximately \$50K, not including the special assessment.
- Annual expenses for 2024 were \$41K; landscaping is \$27.3K of that.
- Other expenses include the PO Box, insurance, Zoom, electric bill, legal fees, postage, tax preparation, and Manage Casa.
- We have \$85K in savings; \$44K of that was from the special assessment.
- 14 households are delinquent. Letters have been sent by the Board; they will be turned over to a collections agency; after that, a lien will be placed on any properties that remain unpaid.

Board Positions

- No one volunteered to join the Board; the Board voted to continue Sherri Verdon's term.
- **WE NEED A TREASURER!** Shelly Kemeza's term is coming to an end. We would like to have time for Shelly to train/transition a replacement. If we do not get a volunteer, unfortunately, we'll have to contract this role out to a management company, which will raise annual dues significantly.
- A homeowner suggested a lower priced alternative might be to find an individual, rather than a company, to perform treasurer duties. If anyone has suggestions or recommendations for this, please email the Board. Board@marleyrunmd.com
- Storm Water Ponds (Pond 1 is off Cox Rd behind JDW; Pond 2 is btw Parallel and Small Reward)
 - We are very fortunate to have one of our homeowners, Tom Costabile, leading this effort. He provided technical details of the issues and is continuing to solicit and assess bids. He has also discussed the issue with the builder, Marvin Oursler. As contractors assess the ponds, they will recommend either pipe replacement or being able to "sleeve" the existing pipe. Until the bid process is complete, we will not know the extent of the required repairs, and if another special assessment will be required.
 - We do not want to deplete our savings for this issue alone.
 - After the pipe replacement/repair and clean-up is complete, Tom suggests a quarterly clean-up, to remove brush. This is the only way to maintain the systems in good working condition and prevent additional costly repairs. He has volunteered to head up that effort, but he will need help. **Please be on the look out for an email asking for volunteers.** Tom said this will be during the 'dry season'. (not sure when that is – assuming before April and during summer)

- Landscaping
 - We are at the beginning of year 2 of a 3 year contract with Brightview. They are responsible for maintaining common areas and clearing around the ponds twice a season.
 - We'll be asking for help in soliciting bids and doing walk-throughs with bidders before the current contract ends.
- Architectural requests and reviews
 - Please continue to submit your requests through Manage Casa. The requirements for submitting requests are in the Covenants, Conditions, and Restrictions (CCRs), such as photographs, drawings, color, materials, etc., which are posted on MarleyRunMD.com, under 'Selling Your Home?'
 - Approval or denial will be provided via MC. Almost all requests are approved. Some need minor tweaking.
- Complaints and violations
 - We continue to be complaints-based in terms of citing violations. Complaints must be submitted via email to the board at Board@marleyrunmd.com
 - Violations are listed in the CCRs, which can be found on the Marley Run website
 - Complaints are anonymous!
- Manage Casa and Marley Run website
 - We would like a computer-savvy volunteer to help us with Manage Casa. Pulling data, answering inquiries about homeowner status, interfacing with the MC help desk when issues arise. This would not be a Board position and would only require occasional help.
 - We would also appreciate anyone with experience designing websites to help make ours more user-friendly and organized.

Questions asked during the meeting:

Q1. Who pays the fee to the collections agency?

A. The homeowner

Q2. Why might there be another special assessment since we have \$85K in savings?

A. We do not know how much the winning bid will be, and we do not want to drain our savings.

Thank you for your continued support!

President, Sherri Verdon

Treasurer, Shelly Kemeza

Vice President, Nicki LaBriola

Secretary, Monica Daniels

Guy Green, Member and Architectural Committee lead