

# **Prophecy Townhomes Homeowners Association (HOA) Virtual Community Meeting January 6, 2022**

**In attendance (management):** Dominique Wellons, President; Sharon Harper, Vice-President; Teresa Thomas, Treasurer; Norma Thompson, Secretary; Mary McIntosh, Member-At Large; Andrea Beaird, Portfolio Manager, Quality 1 Property Management; Stephanie Martin, Asst. Community Manager, Quality 1 Property Management; and Rashida Thompson, Quality 1 Property Management

**Welcome and Introduction of Board Members: 7:00 pm**

**Call to order:** 7:02 pm – President

In her opening remarks President emphasized the rules of engagement established for these meetings - that included protocols such as the exercise of civil behavior, the fact that meetings are being taped, and that homeowner attendees would be given a chance to ask questions and make comments, as noted as the last item on the meeting agenda.

**Meeting Minutes:** Board approved unanimously minutes of the November 18, 2021 HOA meeting.

**Financial Report as of November 2021/2022 Budget:**

- Balance Operating Account: \$46,457
- Balance Reserve Account: \$24,410

2022 Budget prepared by Quality 1: \$138,411.00 (that includes a 5% increase per quarter)

Board approved 2022 Budget with one opposition.

**Community Updates**

- *Snow Blizzard* - Email sent out to community January 5<sup>th</sup> regarding anticipated snow blizzard: snow removers contracted to clear snow accumulations of three inches and above from the driving areas in the complex. Snow removal schedule beyond our control – to be determined by snowfall pattern.

Mary McIntosh commented that the snow removal contractor failed to put down salt in anticipation of the heavy snow. Dominique promised to communicate with the company to request greater efficiency.

- *Community Survey*: Survey sent to homeowners to get feedback on their assessment of the management's effectiveness in dealing with community issues. Responses currently being assessed. Management pledges to use this information to improve services in the Prophecy community.
- *Parking and Trash Policies*: HOA management working to improve trash and parking situations. Policies updated and sent out to homeowners for review and comments. Response has been minimal – another email will be sent out to garner more response. Trash - Noted that current ByLaws do not specify use of receptacles. HOA President strongly supports use of the trash receptacles provided by Prince George's County. Trash strewn in the common areas also an ongoing problem. HOA management and Quality 1 working diligently to improve trash situation. Parking – Current policies need to be much clearer. Review continues.
- *Budget*: 2022 budget sent out to the community in November 2021 (there being no meeting in December). Budget shows \$6.00 increase to \$139.00 (from \$133.00) in quarterly association dues. Increase due to inflation and the fact that the association is grossly underwater as a result of the backlog of unpaid quarterly association dues. Budget also includes monthly payment to previous PHOA attorney.
- *Violations (property)*: Property violation letters will ask for improvements/building changes within seven to 10 days; with seven-day extension if requested; Hearing scheduled, if hearing appointment not met, resident will be fined according to the fining system.
- *Delinquencies (quarterly dues)*: More aggressive measures to be taken to collect quarterly dues:
  - 92 days delinquent and no response to Q1's letter: name sent to PHOA attorney
  - Attorney contacts delinquent homeowners

### **Homeowner Comments/Questions**

Q: Where can we get minutes for the last meeting. When do these meeting start?

A: On Q1's website. Board Meeting starts at 6:30 pm; community meetings start at 7:00 pm. Meetings are recorded

Q: When do delinquency actions take effect?

A: After 92 days of non-payment and Q1 carries out initial procedure, homeowner's name is given to association's attorney.

Comment: Trash thrown out by residents not picked up. Eyesore. Brings down the neighborhood.

Response (President): Illegal trash disposal a big issue. Most times we don't know who is depositing trash in the common areas, and the association has to use its funds to pay for bulk trash removal.

Meeting Adjourned: 7:54 pm