

**HARBOR WALK TOWNHOUSE ASSOCIATION**  
**Minutes of the HWTA Board Meeting**  
**January 11, 2023**

Board Members who attended this Zoom meeting: Jordan Cohen, Nate Anderson, Kelly Gleason, Annette Posner, Migena Dilolli, Anne Riley. Jen Causey was absent.

Non-Board Members in attendance: Jerry Skene

Meeting convened via Zoom at 7:21pm

Minutes from the December Board meeting and the Annual Membership meeting were approved unanimously.

**Financial Matters** – Jordan Cohen and Anwar Gorham continue to discuss treasury matters but Anwar is no longer the Treasurer. Some homeowners have not received their dues invoice. This is being investigated.

**Coordinator Reports:**

**Architectural**

Jerry Skene reported that no requests were received for exterior modifications in the past month.

**Landscaping**

Anne Riley reported for Nate Archer. Ruppert continues in their second year (of three-year contract) as our maintenance landscaper. They did an excellent job in mid-December of cleaning up the leaves in all areas of Harbor Walk, addressing concerns voiced at the Annual Meeting.

**Facilities**

Nate Anderson has taken over as Coordinator of Facilities. He and Annette reported that they met to discuss Facilities activities and contacts with the City that Annette has developed. He has toured the community owned spaces numerous times to acclimate himself with what is managed. No new facilities issues were reported.

**Social**

Sherri Levin did not attend. Gahan Anderson is joining the Social Committee. Thanks to Rosemary Muir for handling the food and drinks for the Annual Meeting. She notes that this was her 'last hurrah,' having done this task for many years before moving to Columbia. No HWTA social activities occurring at this time.

**Website**

Jerry Skene reported that he continues to routinely update the website (theotterbein.org). He is also maintaining and updating the residents' and homeowners' addresses.

### **Old Business**

- Changes in HWTA Board roles:
  - Jordan Cohen is President (hwta-president@theotterbein.org)
  - Kelly Gleason is now VP (hwta-vp@theotterbein.org)
  - Remaining Board members: Jen Causey (secretary-hwta@theotterbein.org), Annette Posner, Anne Riley, Nate Anderson, and Migena Dilolli.
- Otterbein Security (OSI) requests that annual contributions to pay for the nightly patrol by Wolf Security be made in January. \$250 donation is requested annually.
  - As Ellie Carey, an OSI Board member, explained at the Annual Meeting, additional contributors or a higher payment are necessary if this service is to continue. If you are a supporter, please also let your neighbors (including tenants) know of the importance and demonstrated value of this service.
  - Additional information about OSI was included in the Annual Meeting Packet.

### **New business**

- We need a new Treasurer, as Anwar and family have moved. Please consider volunteering if you have basic organizational skills. The accounting is handled by Federal Hill Income Tax.
- Rat Issue around Hughes Street parking lot – Migena has already called 311. Baltimore Rat Rubout will respond. It will be necessary to coordinate with multiple neighbors to look for tunnels in the dirt in backyards where the rats live. Often in the dirt under the heat pumps.
- Request for handicap parking spaces in Hughes Street parking lot by Tom Alascio and Kendra Seto was extensively discussed with concern. It is unclear if the Association has the ability to assist. Jordan and Migena will discuss with these neighbors.

Meeting adjourned at 8:06.

Next Board meeting: **March 8<sup>th</sup>, 2023, 7:15 pm.** Via Zoom. Email invitations will be sent.

*Board meetings - 2<sup>nd</sup> Wednesday of January, March, May, July, September, October, December*

Notes taken by Anne Riley and reviewed by Jordan Cohen.