COLONIAL CHARLES HOMEOWNER ASSOCIATION
Town Hall Meeting (Virtual)
July 15, 2026

I. **Called to Order** – Jackie Green, President; 3:38pm

II. **Establish Quorum** - Present – Jackie Green (President); Wilbert Ferguson (Vice President); Cozette Holt (Secretary); Karla Costello (Treasurer); George Via (At Large Member); Stephanie Martin (MMI)

III. **President Report**: Jackie Green - Good afternoon, everyone, and welcome to our last Town Hall of the year. The January 21, 2026 Town Hall Meeting Minutes was approved, and can be viewed on our web page at colonialcharles.org.

- Our Board members are: Karla Costello, Treasurer; Wilbur Ferguson, Vice President and Grounds Maintenance; George Via, who's in-charge of the Clubhouse and Architectural Design and Cozette Holt, Secretary and in-charge of Security.
- Since this is a town hall and not a regular meeting, I'd like to give some information, background and update on what's involved with our finances. The first thing would be the Reserve Fund. Please hold your questions until after we're done.

    - **Reserve Fund**: Maryland House Bill 107, is a cooperative housing corporation, condominium, and homeowners' association reserve studies statewide and signed into law in 2022. It establishes statewide reserve study and funding requirements for homeowners' associations. They serve as a long-term savings account for repairs and replacements of shared community assets, such as the interior and exterior of the clubhouse, parking lot, pools, HVAC equipment, road maintenance, repaving, and stormwater pond dredging. It is intended to keep the Reserve Fund adequately funded for community maintenance while helping limit special assessments over the next 30 years. The board authorized an updated reserve study for Fiscal Year (FY) 2027 by PM reserves, which recommends an annual $219,160.00 contribution plus a yearly increase for inflation. Currently, $70,000.00 is budgeted. After receiving the FY 27 study, board members and community managers have been going line by line, identifying items that have been replaced since the FY 22 study. Components that have had very little use, or components that are not the HOA's responsibility, the board, management, and PM Plus are working together to reduce the required annual amount. An update to FY 27 study will take place in August or September. Thank you!

    - **Snow Assessment**: As previously explained, we had a choice to get a bank loan or to borrow from our reserves. A bank loan at 6% interest would have added $7,000.00 plus to the snow bill, making it necessary to increase HOA fees. After consulting with the attorney, the board decided to borrow from the reserve account in accordance with the Maryland law, House Bill 292 and Senate Bill 63, effective 1 October 2025. Funds may be borrowed from the reserve, but must be repaid. As of 1 July, homeowners have paid their share of the assessment, totaling $39,000.00 plus, and it is appreciated. The goal is to have the snow bill paid by 31 December 2026. Thank you! The meeting is now turned over to Stephanie Martin, our Community Manager.

IV. **Community Management Report (Stephanie Martin)** - Are there any questions from the members?

- **Jackie Green**: One other update! Wanda Ferguson, one of our residents has taken the initiative to start and have our National Night Out on August 4, 2026. Our late, Board Member, Thelma Carter used to do the National Night Out --May she rest in Peace! The flyer will be attached to the upcoming newsletter.

Q&A

Steve: When the assessment was discussed, there was a plan to pay each year, now you are requesting it to be paid by the end of the year. Are both options still on the table?
Stephanie Martin: You can pay monthly, or you can pay at the end of the year, the full amount.

Steve: The option was so much the first year, so much the second year, and so much the third year. Is that still on the table?
Stephanie Martin: No, it is paid monthly. The $583.00 divided by the remaining months or pay lump sum in December.

Steve: That wasn't made clear in the communication. My suggested recommendation is to let people know that the first option and the three-year plan is no longer valid.
Stephanie Martin: We can do that. We can put something else out in the mail to the residents. We can also do so on the portal.

Patricia Butler: I like the 3-year plan. I have to pay over $6,000.00 in property taxes and then $800.00 for the front footage fee. This is asking for too much in a short period of time. It put a heavy weight on me to try to get everything up in a couple of months. Thank you!
Stephanie Martin: At this point, the board has heard what you've stated. Others may have similar circumstances, but this is something that we would have your board to revisit.

Donna Ball: How much do we have to repay?
Stephanie Martin: $583.33

Donna Ball: The front foot bill, what is that?
Jackie Green: The homes pay $800.00 and the townhomes pay $600.00. That's the Cygnus bill. Back when this community was just getting started, the Cygnus was in charge of laying water lines and we're still paying for that.

Jeff & Tammy: We've been here close to four years, and I thought within the HOA, the snow removal was included. I know we had excessive snow, so why each house is taxed with $583.00 and what if we have an excessive snow in the future? How will it work? Will we always have to pay extra for snow? Also, is there a reserve fund for snow? Will we have to come out of our pocket?
Karla Costello: Yes, we do have a million point six dollars in the reserve funds; however, they cannot be used for operating expenses and snow removal is an operating expense. We do budget for snow removal each year, but there was no way to anticipate the expense of this year's ice storm. We had a fifteen-day window to pay the snow removal bill without incurring late charges and a bad name for Colonial Charles not paying its bills on time. Without enough money in the operating account, we cashed in three Reserve Account treasury bills, but Maryland law explicitly states that borrowed reserve funds have to be repaid. Fortunately, we had the option to use reserve funds rather than taking out a high interest loan.

Lorraine Matthews: Whenever I sent my HOA in, I added June and July extra payment that was put out for that $580+ dollars. Could you make it clear as to why that's being discarded? It was okay at one time. Are you able to share why that's been taken off the table?
Stephanie Martin: From an accounting standpoint or accounting purposes, the refund was the best option. The easiest option is to have it where you pay monthly or you pay the lump sum. So just for tracking purposes on the accounting side, that was part of the decision.

Lorraine Matthews: You guys are pretty up on sending out information, and I didn't see anything like that, because as with everyone here, I'm not working, and there are budgets that I have to deal with as well. I'm not complaining, nor a hostile resident. I'm a little surprised that this has been brought to the forefront. So that's why I was asking, why do we discontinue that monthly amount? But if there's something that can be done?
Stephanie Martin: We always appreciate your comments and I am quite sure that there were updates in the newsletter. We can certainly put something in the mail for anyone who has not seen what's been posted in the newsletter.

Charles Harding: Cozette Holt, welcome aboard. You replaced Thelma?

Cozette Holt: Correct!

Charles Harding: I know you do a good job, but in the future, if something happens, somebody quit, unfortunately, hope no one pass away, could we have an election and the next person up with the highest count, could that person fulfill that seat? Somebody like Alton? Could he had

replaced Thelma in that position? Is it a concrete or is it the spirit of the law or the letter of the law that we could have done that?
Jackie Green: We go by the Bylaws and that’s what the Bylaws say, that's what we follow.

Charles Harding: I just thought it would be more palatable because we are a community and they did vote for him as the next person who didn't make it. So that was just a question for the future.
Jackie Green: Thank you!

Darlene: This is a comment! I think we need to do better in how we communicate to our residents about what's happening. In this meeting, we are hearing from those that are on the Zoom call, and I think it's important information that's being relayed, but the people that are not on the call don't know about all of the discussion. I received a mail message regarding the initial amount that she paid over a number of periods of time. And then I got another message about everything due now. I had sent a message, asking why was this done? Could you give a message out to the residents as to what happened? Nothing ever came. It would be nice if everybody was on the same page. That's my comment.
Stephanie Martin: Thank you for that! I will say your board president is excellent about putting updates in the newsletter. Always look there. In addition, I am definitely hearing you. We will get something out from the management side and have it uploaded to the portal.

Darlene: I have to disagree a little bit. I'm talking about the rationale and not the fact that it was done. Why was it done? I sent a message to your office and someone answered and said, “I understand, I'll get someone.” Never got anything back. I'm asking for is transparency. There wasn't anything in the newsletter saying the rationale and I read it faithfully on the day it comes out.
Stephanie Stephanie Martin: We can certainly remedy that. We are hearing what you're saying. You can look at the minutes. Are you looking on the portal at the minutes as well? There's usually information there.

Darlene: I look on the minutes, I look at everything on the portal and on the website, but the minutes are months behind.
Stephanie Martin: Okay!

Darlene: Like Jackie said, you just published the January minutes. This is now July. So that's six months, seven months before people are aware of what's happening.
Stephanie Martin: I'm hearing you. Thank you for your comment. It's appreciated.

Rita Colbert: What I'm hearing, is that the change was made because of accounting issues as far as the monthly payments were concerned, and not an issue of the timeframe that would be required to pay the money back to the fund. Is that correct? So, we're talking about a paper issue or computer issue that would be, could be rectified in some sort of way for persons to make their monthly payments over the three-year period instead of the one-year period. Do all of the funds

have to be back by the end of the year? Or do we have the time spread of three-years in order to get the funds back in place?
Stephanie Martin: I'm going to say two things: One is for Ms. Butler, I have her information, so I will take your information. I'm going to take case-by-case basis, and that statement is not entirely based on accounting. What I would recommend is, I'm going put my information in the chat, but I do have your name. I would ask that you send me an email, just letting me know what you're proposing, such as, when you can make the payment.

Rita Colbert: I don't have an issue with making the payment. My question is, is it an accounting issue with your firm that makes it so people can't pay monthly. Or, is it an issue that the money has to be back in the account that we borrowed it from by the end of the year? Has the flexibility been taken away because of an accounting plan issue?
Stephanie Martin: Maybe I wasn't clear! You can pay monthly, or you can pay the lump sum at any given time between today and the end on the year in December 2026. However, those are the two options at this point. You can pay monthly, just make sure that you put snow assessment in the memo section, or you can pay the lump sum.

Rita Colbert: Okay, I thank you for your response. You didn't answer the part as to whether or not the requirement is that the money has to be back in the fund that we borrowed it from the end of the year, or is there a three-year period of time that it has to be in there? That was the second part of my question.
Stephanie Martin: To replace the funds to the reserve account as quickly as possible. Does it have to be year-end? No!

Deborah Lynch: What I'm understanding is that we as a community, we will pay the bill. The community have that first option of the three-year span. The fact of the matter is, that everyone's trying to apologize for something we don't have to apologize for. The snow came and care of the bill. But we don't have an expectation of everyone to make $583.00 by the end of the year within a six-month period. Payments could be time consuming, and it could cause for accounting inaccuracy. Why? If you cannot account for the funds that are coming in because you don't have the staff, then that should be on whoever is collecting the funds. That should not be on the community to come up with this lump sum money by December 31st. Seventeen dollars ($17.00) extra a month for three years, fine. There are the front footer fees, living expenses and taxes. Why can't we go back to the first option?
Stephanie Martin: We appreciate your comment. I'm going to reiterate again, the way the billing is… was established is only in part, but I'm now going to ask Carla to address other factors, the other contributing factors to how we reached either monthly or at the end of the of the year, in a lump sum. Karla, the floor is yours. Thank you for your comments.

Karla Costello: I really don't have much to add to what you've already said a few times about the reserves fund. It's repaid in one years so those funds can be reinvested. I wasn't in on the accounting decision. I'm not very helpful with this.

Stephanie Martin: Okay, so what we're going to do is if there's a new question to be presented, then I'm going to ask in the order that the hands were raised to unmute and ask your question. So, at this point, I am only seeing Lorraine Matthews with her hand raised. So, if you wouldn't mind asking your question, then we're going to bring this to a close. For everybody that's here, I want to reiterate one last time. We will do a notice, which will go on the portal, which will be a summary of what's been discussed and to make it clear for everybody and to be transparent.

Lorraine Matthews: I have problems getting into the portal. That's my concern. There's 28 people or so on here, and look how large our community is. So, if you think this is challenging when you start sending out the notices on what we've just heard here. And like I said, I'm not angry with anyone, but like the other young lady, Ms. Lynch, this isn't how you do things. Thank you. I'll wait for the notice.
Stephaine Martin: Thank you, everybody. There is a question in the chat. Ms. Ball, I'm going to drop in my email address and give you one of our client services. Since there are no other questions or comments. The floor is yours, Madam President.

Jackie Green: If there are no other questions, thank you everyone!

X. Meeting adjourned 4:20pm **Next meeting**: Annual Meeting, October 21, 2026 at 3:30pm