

February 26, 2026 SPHOA Board Meeting Minutes

- **Attendees**

Board members:

President: Jesse Moore

Vice-President: Oluseye Fadiran

Treasurer: Annette Miller

Secretary: Rosemary Eisemann

- **Call to Order**

The meeting was called to order at 7:35 pm at 8207 Whitebark Lane.

- **Approval of Minutes**

The minutes from the January 16, 2026 SPHOA meeting were reviewed and approved.

- **Treasurer's Report**

Treasurer Annette Miller provided the Treasurer's Report to the board. The current balance is \$12,356.03.

- **Old Business**

Secretary Rosemary Eisemann gave an update that the new Severn Pines HOA website will be "up and running" soon, and will have the monthly treasurer's reports and the monthly board meeting minutes posted. The minutes and treasurer reports are currently emailed out to all residents who have supplied their emails and will continue to be emailed after the website is operational as a convenience for residents.

- **New Business**

Treasurer Annette Miller sent out USPS certified letters to the three residents who were still delinquent on their 2026 SPHOA dues, which were due on Oct 30, 2025. The letter informed the residents that the total cost includes the \$36 late fee as well as the \$10.48 expense of the certified letter, bringing the total amount owed by each of three households to \$346.48.

Miller reported that one of the residents has paid the dues; there are still two residents who have not paid the annual dues. Miller said she has a USPS return receipt for one of the two remaining certified letters. Further action on the unpaid dues will be taken at the March meeting.

Treasurer Annette Miller reported that the 2025 audit was completed by residents Elizabeth Topielec and Michelle McVey. Their audit report indicated that all was found to be in good order: the finances balanced and all SPHOA physical, financial and intellectual property was verified.

Vice-President Oluseye Fadiran will complete the annual SPHOA Business Property Tax report that needs to be submitted to the state by April 15.

The Severn Pines HOA Facebook private page is active and Oluseye Fadiran is now the administrator. There are 43 current members representing 31 of the 49 residences. Discussion centered on reaching out to increase membership so more households will be represented. Information regarding the Facebook page will be included in the email with the February board meeting minutes.

The Business Property Tax form needs to be completed and submitted to the state by April 15. Vice- President Oluseye Fadiran volunteered to complete this task.

- **Other Business**

The next meeting will be on Thursday, March 26, 2026, 6:30 pm, at 8207 Whitebark Lane. All residents are encouraged to attend.

- **Adjournment**

The meeting was adjourned at 8:25 pm.

Respectfully submitted,

Rosemary Eisemann
SPHOA Secretary