

**BARNSIDE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
VIA TELECONFERENCE
7 P.M. ON OCTOBER 21, 2025**

The Board of Directors of the Barnside Condominium Association met on October 21, 2025 via teleconference. The following persons were in attendance:

BOARD OF DIRECTORS

Alex Bennefield, President
Kelvin Barnes, Secretary

Alex Greficz, Vice President
Khalida Burton, Treasurer

OTHERS

Matt Mericle, CVI

Recording Secretary, just a MINUTE!

HOMEOWNERS – Please refer to the teleconference attendance sheet.

STATEMENT OF EXECUTIVE SESSION

Directors opened an Executive Session at 7:20 p.m. at the September 16, 2025 Board of Directors meeting to address a homeowner's request.

REGULAR SESSION

CALL TO ORDER

President Bennefield called the Regular Session to order at 7 p.m.

AGENDA

The Agenda was approved as presented.

APPROVAL OF THE SEPTEMBER 16, 2025 MINUTES

President Bennefield made a motion to approve the Regular and Executive Session Minutes of September 16, 2025 as presented. Treasurer Burton seconded, motion passed. 4/0/0

TREASURER'S REPORT

Management provided the Treasurer's report as of September 30, 2025.

MANAGEMENT REPORT

ACTION 1. 2026 Budget Update

Management shared that the draft 2026 budget was mailed to homeowners on September 24, 2025 and that an open budget meeting will be held in November 2025.

ACTION 2. 2026 Meeting Dates

President Bennefield made a motion to continue the Board meeting dates for 2026 on the third Tuesday of each month at 7 p.m. except for July and December 2026. Vice President Greficz seconded, motion passed. 4/0/0

UPDATE 3. Insurance Update

Management provided an update on the insurance renewal.

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NEW BUSINESS

Directors and Management discussed the ownership of the tree vans parked at the top of Trotting Ridge and the trailer on Slalom that is on blocks.

Homeowner Handicap Parking Request

President Bennefield made a motion to approve the homeowner's request to install a handicapped parking space at 10935 Trotting Ridge Way. Secretary Barnes seconded, motion passed. 4/0/0

OLD BUSINESS

There was no Old Business.

OPEN DISCUSSION


Discussed was:

- Noise complaint sent to Management
- Complaint of marijuana smoking in parked vehicles
- Resident working on vehicles in the community

NEXT MEETING – November 18, 2025

ADJOURNMENT

President Bennefield adjourned the Regular Session at 7:11 p.m. An Executive Session was not held.


Kelvin Barnes (Mar 3, 2026 17:40:09 EST)
SIGNATURE

03/03/26
DATE

**BARNSIDE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
VIA TELECONFERENCE
7 P.M. ON NOVEMBER 18, 2025**

The Board of Directors of the Barnside Condominium Association met on November 18, 2025 via teleconference. The following persons were in attendance:

BOARD OF DIRECTORS

Alex Bennefield, President
Kelvin Barnes, Secretary

Alex Greficz, Vice President
Khalida Burton, Treasurer

OTHERS

Matt Mericle, CVI

Recording Secretary, just a MINUTE!

HOMEOWNERS – Refer to the teleconference attendance sheet.

STATEMENT OF EXECUTIVE SESSION

Directors did not hold an Executive Session at the October 21, 2025 Board of Directors meeting.

REGULAR SESSION

CALL TO ORDER

President Bennefield called the Regular Session to order at 7 p.m.

AGENDA

The Agenda was approved as presented.

APPROVAL OF THE REGULAR SESSION MINUTES OF OCTOBER 21, 2025

President Bennefield made a motion to approve the Regular Session Minutes of October 21, 2025 as presented. Treasurer Burton seconded, motion passed. 4/0/0

TREASURER’S REPORT

Management provided the Treasurer’s report.

MANAGEMENT REPORT

ACTION 1. 2026 Budget Update

Secretary Barnes made a motion to adopt the 2026 budget as presented with no increase in assessments. President Bennefield seconded, motion passed. 4/0/0

ACTION 2. 2026 Annual Meeting

Directors and Management made preparations for the March 17, 2026 Annual Meeting. Vice President Greficz agreed to run again. A third party must be employed to collect and count ballots according to new state laws.

UPDATE 3. Insurance Update

Management shared that the insurance was renewed on October 31, 2025 with a slight increase, however, the amount falls within the budget.

**BARNSIDE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
VIA TELECONFERENCE
7 P.M. ON NOVEMBER 18, 2025**

UPDATE 4: Violation Update

Management provided an update on violation compliance.

NEW BUSINESS

There was no New Business.

OLD BUSINESS

There was no Old Business.


OPEN DISCUSSION

Discussed was the white commercial van in the community.

NEXT MEETING – January 20, 2026

ADJOURNMENT

President Bennefield adjourned the Regular Session at 7:10 p.m.


Kelvin Barnes (Mar 3, 2026 17:40:09 EST)

SIGNATURE

03/03/26

DATE

**BARNSIDE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
VIA TELECONFERENCE
7 P.M. ON JANUARY 20, 2026**

The Board of Directors of the Barnside Condominium Association met on January 20, 2026 via teleconference. The following persons were in attendance:

BOARD OF DIRECTORS

Alex Bennefield, President
Kelvin Barnes, Secretary

Alex Greficz, Vice President (absent)
Khalida Burton, Treasurer

OTHERS

Matt Mericle, CVI

Recording Secretary, just a MINUTE!

HOMEOWNERS – Please refer to the teleconference attendance sheet.

STATEMENT OF EXECUTIVE SESSION

Directors did not hold an Executive Session at the November 18, 2025 Board of Directors meeting.

REGULAR SESSION

CALL TO ORDER

President Bennefield called the Regular Session to order at 7:01 p.m.

AGENDA

The Agenda was approved as presented.

APPROVAL OF NOVEMBER 18, 2025 REGULAR SESSION MINUTES

Secretary Barnes made a motion to approve the Regular Session Minutes of November 18, 2025 as presented. President Bennefield seconded, motion passed. 2/0/0 (Treasurer Burton was not present for the vote.)

TREASURER’S REPORT

Management provided the Treasurer’s report as of September 30, 2025.

MANAGEMENT REPORT

ACTION 1. 2026 Inspection Schedule

Management laid out the proposed 2026 spring maintenance inspection schedule. President Bennefield made a motion to approve the proposed 2026 maintenance inspection schedule. Secretary Barnes seconded, motion passed. 3/0/0

ACTION 2. Election Committee

Management shared that a new Maryland law requires a third party to collect and count ballots for a community’s annual meeting. One option is to appoint an election committee of homeowners. Directors chose not to appoint an election committee.






Barnside Minutes for Signature

Final Audit Report

2026-03-03

Created:	2026-02-24
By:	Savannah Kennedy (skennedy@cviinc.com)
Status:	Signed
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"Barnside Minutes for Signature" History

-  Document created by Savannah Kennedy (skennedy@cviinc.com)
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-  Document emailed to Kelvin Barnes (barnes62@gmail.com) for signature
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-  Document e-signed by Kelvin Barnes (barnes62@gmail.com)
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