



Merion Station Townhouse Association, Inc.

BOARD OF DIRECTORS
Nicole Williams, President
Gerardo Rojas, Vice President
Juliana McCarthy, Treasurer
LaToya Forrester, Secretary
Marijane Monck, Member At-Large
Omera Begum, Member At-Large
Michael Del Gallo, Member At-Large

MSTA 2026 Board Meeting - July 23, 2026, 6:30 pm

Meeting type	Third virtual meeting of the 2026 MSTA Board.
Organization	Merion Station Townhouse Association, Inc. (MSTA).
Place	Virtual meeting.
Attendance	Nicole Williams, Gerardo Rojas, Juliana McCarthy, LaToya Forrester, Marijane Monck, Omera Begum, and Michael Del Gallo.
Previous minutes	No approval of the June 25, 2026, meeting minutes was recorded.

Decisions and Substantive Reports

- **Board membership and bylaws:** The Board voted for removal of a member-at-large board member due to non-participation, lack of response to Board communications, and unpaid association dues. The Board determined that the vacant member-at-large position does not require immediate replacement because the Board had previously been expanded. The Board may invite interested residents to participate in the future. The Board will clarify with the association Bylaws which matters may be decided by the Board and which require a homeowner vote, including whether directors must remain current on dues.
- **Newsletter and resident communications:** The Board reviewed the August 2026 newsletter and discussed having English and Spanish in one version. The revised newsletter will request updated resident email addresses and include the community-meeting date and RSVP information, property-management updates, dues and reserve-fund information, parking and towing, trash guidance, and Howard County's free tree giveaway.
- **Financial and tax updates:** The Treasurer will review the 2025 accounts and itemize losses and expenses for analysis by tax accountant. The President updated the association's officer information with the State of Maryland removing a former officer's name from association records and systems.
- **Delinquent accounts and lien collection:** The Board reviewed delinquent accounts and identified approximately six owners with balances exceeding \$1,000. The Board established \$1,000 in unpaid assessments as the threshold for beginning the lien process. The President will initiate liens and provide affected owners with written notice. The Board determined that this



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action does not amend the association's bylaws and therefore does not require a separate community vote.

- **Community meeting:** The Board confirmed an in-person community meeting for Tuesday, August 18, 2026, at Kaler Hall. The meeting will be recorded and shared with residents who cannot attend. Set-up will begin before the 7:00 p.m. meeting, and refreshments will be provided. Planned agenda topics include Metropolis services, trash, reserve-fund clarification, legal updates, parking, and collection of unpaid dues. The Secretary will reserve the room and coordinate Board volunteers for refreshments; Michael will assist with setup and recording.
- **Metropolis Management Company transition:** The Board discussed beginning Metropolis onboarding on or about August 1, 2026, with a 30-day introductory period ending around September 1, 2026. The President will circulate the updated contract for Board review. Board members will provide feedback before the agreement is finalized.
- **Landscaping and towing services:** The Board reviewed concerns with the current landscaping contractor, including inadequate handling of trash, leaves, weeds, and services outside the limited mowing-and-edging scope. The President will review the existing contract and solicit estimates from replacement contractors using the current scope of work as a template. The President will also contact another approved towing company if the current provider does not respond regarding contract updates.
- **Parking, trees, and grounds:** The Board deferred parking-lot striping and numbering, estimated at approximately \$8,000, until additional dues are collected; full rehabilitation was estimated at more than \$170,000. The Board discussed hazardous branches and the community's responsibility for tree-removal costs. Residence can submit tree concerns through SeeClickFix, and the Board will continue seeking clarification from Howard County regarding the party responsible for maintaining trees in the community. Information on the County's free tree program will be added to the newsletter and community calendar.
- **Legal and case updates:** Michael will follow up with the court regarding two open cases involving a resident with large sum of outstanding HOA dues to determine final outcomes and any payment arrangements. The President will provide information to the State's Attorney regarding case involving embezzlement of HOA funds before the August 18th hearing.

Motions and Votes

- **Removal of unresponsive member at-large:** Vote: six in favor; one abstention.
- **Lien threshold:** The Board unanimously approved initiating the lien process for association accounts with outstanding balances of \$1,000 or more.



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- **Community meeting format:** The Board approved holding the August 18th community meeting in person and recording it for later distribution. Vote: six in favor; one abstention.

Next Meeting and Adjournment

- **Community meeting:** Tuesday, August 18, 2026, at 7:00 p.m. at Kahler Hall
- **Next Board meeting:** Thursday, August 20, 2026, at 6:30 p.m.