



**HOA Board Special Closed Meeting
Water Main Liability Issue
Tuesday, January 2, 2024**

**Board Members Present: Constantino, Custead, Davis, Miller, Partridge, Smith, Stopford
Board member Absent: West**

The purpose of this meeting was to have a general discussion of how to determine the liability of pipe breaks in our community. Specifically what is the best method of determining who is financially responsible for the broken pipe.

The following were discussed:

- **Locating/using plats/maps of development**
- **Contacting attorney for guidance**
- **Past practices of our community**
- **Current practice of County**
- **MD law**
- **Communication with a resident who felt he was financially unfairly treated with a break at his home in 2020.**
- **Developing and communicating a plan for future pipe breaks where each owner is treated fairly and all owners are treated consistently.**

It was decided a list of questions would be generated. Those questions would be presented to either our attorney Cosby or an attorney who specialized in HOA law. After that we would develop a consistent policy for the liability of pipe breaks and communicate that to all owners. This policy is an urgent matter because of the age of our infrastructure.

Meeting called to order at 7:02 pm and adjourned at 7:55pm.