

Forest Glen Station Homeowner's Association

Minutes of the Special Meeting of the Membership 19 December 2005

I. The meeting was called to order by the President, Catherine Bocskor, at 7:04 P.M. The meeting was held at the Wheaton Regional Library, 11701 Georgia Avenue, Wheaton, MD.

Board Members Present: Catherine Bocskor, President; Greg Slovik, Treasurer; Francis O'Donnell, Secretary; Chuck Ehrlich.

Homeowner Association Members Present: Otis M. Collins, Mike Deitchman, Brant Brown, Stacy Tucker, Ganesh Shrestha, Rob Tarkington, Allen Feuer, Rebecca Hess, Marc Weinberger, Donna Rodney, Jill Hudson, Kevin Covert, Doug Keeton, Norah O'Donnell.

The President opened the meeting by explaining that twenty-six Members of the Association had signed a petition asking for a Special Meeting of the Association. The petitioners' objectives were: 1) to restore the Saturday trash collections, which the Board had voted to discontinue next year in approving the 2006 Budget, and 2) to disapprove that Budget. As a result of the valid petition, this Special Meeting was scheduled by the Board. The Board sent out notifications to the membership about this meeting, and included proxies.

Mr. Collins asked if a change to the Saturday trash pickup service would affect bulk pickup. Mr. Ehrlich described the history of private trash pickups in the community and the Board deliberations about the frequency of trash pickups. He mentioned the community survey of last summer, the Board's initial decision to eliminate the Saturday pickup of trash, and the Board's reversal of that decision after many Members objected. Mr. Ehrlich described his inquiries into the possibility of terminating the County trash pickup service, the resultant tax assessment saving, and the possibility of having all trash pickup done, twice a week, through a private contract. While continuing to explore these matters, the Board voted to restore the Saturday trash pickup service. Opting out of county service would not affect bulk pickup. He also noted that exercising any of the several options would have no affect on recycling.

In response to questions about the proposal to disapprove the Budget, the President and Mr. Ehrlich provided several responses. Disapproving the proposed 2006 Budget would keep the Budget expenditures the same as in the 2005 Budget, at least temporarily, until the Board approved a new budget. The most significant change in the proposed 2006 Budget is the reduced assessments for owners of single family homes, based upon reducing their share of the expenses for landscaping and snow removal. Assessments for townhome owners also declined, but just slightly.

Parts of the text of Section 10 of the Disclosure Statement for Forest Glen Station Homeowners Association, Inc. were read aloud. The initial text of that section reads as follows:

"I. Based upon the attached estimated proposed annual operating budget for the 2001 fiscal year, the current anticipated mandatory assessments to be paid by Owners of Lots within the Development for the maintenance of the Common Area, the operation of the Association and for other purposes related to the Association is Fifty Dollars and 10/100 Cents (\$50.10) per month ("Tier I Assessments"). For the 2002 fiscal year, the attached budget estimates the Tier I Assessments to be

Fifty Dollars and 50/100 Cents (\$50.50) per month. In addition to Tier I Assessments, each Owner of an Attached Dwelling Lot within the Development shall pay a second tier of assessments for the maintenance of the private streets serving the Attached Dwelling Lots and lawn maintenance services for the Attached Dwelling Lots, which is based upon the attached estimated proposed annual operating budget for the 2001 fiscal year is Sixteen Dollars and 67/100 Cents (\$16.67) per month and for the 2002 fiscal year such assessment is estimated to be Eighteen Dollars and 17/100 Cents (\$18.17) per month.”

It was noted that the residents of the condominiums pay an additional condominium fee. The Developer of this community left us a community with single family homes, townhomes, and condominiums. The President will post the language on the HOA web site.

At 7:45 the Board collected the votes of those in attendance and Mr. Maccado of CMI added them to the proxies that had been received. Mr. Keeton, Mr. Deitchman, and Mr. Maccado retired to count the votes.

During the vote counting, there was discussion of the possible move to substitute all private trash pickup for the county service. If the community petitioned the county, the county itself would actually conduct a survey to see if 51% of the residents wanted to end the county service.

At 7:56, Mr. Maccado provided the results of the voting. Thirty nine (39) proxies and votes of those in attendance were recorded. 39 votes were cast regarding each of the two issues. The proposal to disapprove the Budget for 2006 received 22 votes; 17 votes were cast to approve the Budget. There were 30 votes to approve the restoration of the Saturday Trash Collection to the Budget and 9 votes to disapprove such restoration. Because the Covenants require that votes to disapprove the Budget require a majority of votes of the Membership (i.e., 54 of the 107 Members), that vote failed. The second issue was moot because the Board had previously amended the 2006 Budget to restore the Saturday trash pickup service.

Subsequent discussion by Homeowners present was very supportive of maintaining 2 trash pickups per week. This appeared to be the sentiment of the townhome residents, whereas most of the residents of the single family homes do not desire a second pickup each week. There was additional discussion of the pros and cons of private service, opting out of the county service, and the quality of the private contractor's service.

The President reminded all present of the upcoming Annual Meeting, to be held on January 17, 2006. She noted that there will be two openings on the Board of Directors, and she encouraged candidates to step forward. She also asked for volunteers for the Board's committees.

The Special Meeting adjourned at 8:30 P.M.

Respectfully submitted,

Francis L. O'Donnell
Secretary