

Forest Glen Station Homeowner's Association
Executive Board Meeting
April 10, 2006

I. Call to Order and Review of Minutes of the Last Meeting. The meeting was called to order by the President, Catherine Bocskor, at 7:36 P.M. The meeting was held at the Wheaton Regional Library, 11701 Georgia Avenue, Wheaton, MD. The minutes from the meeting of March 13, 2006 were approved.

Board Members Present: Catherine Bocskor, President; Kevin Covert, Vice President; Allen Feuer, Treasurer; Francis O'Donnell, Secretary; and Chuck Ehrlich.

Others Present: Josh Pitlick, Norah O'Donnell, Janet Blank, Ron Maccado (CMI representative).

II. Officer and Committee Reports.

A. Landscaping and Grounds Committees: Vincent Hughes, the Chair, sent a report announcing a spring cleanup on Saturday, April 15, 2006. Mrs. O'Donnell had asked him to make up a flyer for the community bulletin board. The residents of the single family homes will do a cleanup at the same time. After discussion of how to arrange haul away of the resulting debris, Mr. Maccado was asked to check with the county and A&W to see about removing the debris. The Board representative will contact Mr. Hughes.

B. Social Committee: Mr. Feuer reported on 2 planned events: A family trip to the Zoo on the 22nd and a Saturday get together at McGinty's. He was not sure if the committee had met. The committee had planned to have quarterly meetings and needs to publicize their future meetings.

C. Covenants Committee: The Chairman was not present so there was no report.

D. Parking and Safety Committee: The co-chairs (Ruth Futrovsky and Phil Collins) have been working on the issue of street lights. Planned is a community walk-around on April 19 for dark spots. Mr. Covert said that he will get the details about the time and place of the next meeting when the walk-around will take place. Mr. Collins has agreed to allow electrical wiring to be run from his house to a new street light at the corner of Darcy Forest Drive and Clark Place. The President reported that she had spoken to Mr. Greene of Centex several weeks ago about the Board's decision to relocate a light to that corner. (The light near the mews will be replaced with an 8 ft light pole.) Later the homeowner furnishing power would be reimbursed. The President also asked Mr. Greene about turning over the entire development to the HOA. He said that this action is awaiting paperwork with the county regarding the storm water retention pond. Turnover will not occur for at least a few more months. Another unsettled question is about the final surfacing and sealing of roads by Centex. It was unclear to the Board if Centex still needs to do such work.

E. Treasurer and Budget and Finance Committee. The Treasurer, Mr. Feuer, reported. The Committee had met on April 9th. Attending were Mr. Feuer, Mrs. O'Donnell, and Mr. Ehrlich. The items below were discussed.

The Committee recommended that the HOA take over responsibility for the costs of the community website and commit to a 5 year registration for \$67.95. The Board concurred.

The Committee recommended that the Board ask Ms. Hess to pay for the installation of the 8-foot replacement pole and fixture behind her home and that the HOA cover the cost of installing the 14-foot pole

on the corner. The Committee discussed payment and concluded that the first thing to do is to get a clearer breakdown of the associated costs. There were questions about the estimate. Mrs. O'Donnell was asked to get a breakdown of the \$4800 from Mr. Greene. The President had a question about asking a homeowner to pay for fixture and not installation. She was uncertain of the implications of having a private owner paying for a HOA fixture. Possibly she should only be asked to pay for the installation alone.

The Committee recommended repainting the parking lines in the various parking lots and on Darcy Green Place. The Committee would like clarification about final paving of the streets in the community before painting. The Board concurred on holding off painting until the paving or resealing issue is settled.

The Committee also recommended that the HOA not use a street cleaning service for the sand from the winter snow clearing service. Such cleaning service is expensive. The Committee recommended that the residents do the cleanup themselves in conjunction with other community activities like those in the forest retention areas. The Board concurred.

The Committee recommended that the Board better identify complaints about the management company (CMI). The Committee recommended that the Vice President establish a line of communication with CMI and act as Point-of-Contact for residents who wish to raise issues to or about CMI. The Committee felt that improved communications with CMI might go a long way towards alleviating any dissatisfaction with CMI. Mr. Covert was nominated to do this and the Board concurred.

III. Open Forum. Mrs. O'Donnell raised the issue of the location for Board meetings. The President thanked her for looking into several possible locations nearer to our community, none of which were satisfactory. Mrs. O'Donnell visited 3 locations and found the following. The Margaret Schweinhaut Senior Center would have charged \$30 per hour. The Knights of Columbus said no. The church of Our Lady of Poland said no. The Board needs to make a decision at its next meeting because the current lease with the Wheaton library expires after the June 2006 meeting. Mr. Maccado will need time to negotiate a new lease if the Board decides to continue with the library location.

IV. New Business.

A. Committee Oversight by Board. The President proposed that one board member have oversight over each committee. The Board would divide the committees up among the Board members for one year assignments. The Board discussed and assigned the committees as follows: Mr. Covert – Social; Ms. Bocskor – Covenants; Mr. Ehrlich – Parking and Safety; Mr. Ehrlich and Mr. Feuer - Budget and Finance; Mr. O'Donnell – Grounds and Landscaping. These Board liaisons would contact the committee chairs after this meeting. The Board liaisons should advise the chairs that, if they cannot attend the Board meeting, they should ask the liaison to report on the committee meeting. If the Board needs to report back to the committee, then the liaison can contact the Chair. This motion was approved by Board.

B. Roads Not Publicly Maintained Sign. The President noted she had received questions about the subject sign and when it can be removed. It was put up by Centex in accordance with a county requirement. Discussion noted that, until the developer turns over the community to the HOA, the sign should stay since its message still applies.

Also discussed were the parking signs erected by Henry's towing and recently knocked down. The company had promised that the signs would be replaced (4 weeks ago). The Board referred this action to Parking and Safety Committee. Mr. Ehrlich will follow up.

C. Street Maintenance. This pertained to whether or not we should we get Centex to reseal the roads. The President said that she will ask Mr. Greene.

D. Social Committee Newsletter. The question was coordination of the subject newsletter with the Forest Glen Station Newsletter. Urgent items could be put in the monthly (Social) newsletter. The regular newsletter could allude to Social newsletter. Mr. Covert volunteered to write the former. The Board agreed to ask Mr. Tucker which homeowners are not subscribers to the list serve. Then the Board could make a special effort to give a paper copy of the newsletter to just those families who are not subscribers to the list serve. Mr. Covert was tasked to ask Mr. Tucker.

E. Reserve Funds. Mr. Ehrlich asked about the basis of allocation of reserve funds. Mr. Maccado said that it came out of a report done by the consultant for the transition from Centex. This matter was referred to the Budget and Finance Committee to look at allocation of funds. For example, what is the difference between “Lighting” and “Street Lights?” In addition, the Committee was asked to review the concrete reserves to see if the allocation was correct.

V. Old Business.

A. Neighborhood lighting (replacing existing light poles and installing new ones). This issue was partially discussed earlier (see above). Mr. Ehrlich asked about where (which line item in the budget) the money would come from. About four thousand dollars were left over from last year. Mr. Feuer recommended leaving the reserve fund alone, as this is a new community. A decision on funding the lighting should be held in abeyance until the details of the costs are known. Mr. Ehrlich asked that the Budget and Finance Committee look at the reserves to see what the money is going for, such as the lighting reserve. With respect to the costs of the five new lights already installed, Centex may not bill us until the new work is done. The President said she will ask Mr. Greene if they have billed us already for the previous work. Mr. Ehrlich asked about the cost of previous work vs. the cost of the new work. We need to get an itemized estimate from Mr. Greene.

B. Metro Request for Proposals for townhouses at Forest Glen Station. No new information.

VI. Next Meetings: Thursday, May 4, 2006 and Monday, June 12, 2006

The meeting adjourned at 8:45 P.M.

Respectfully submitted,

Francis L. O'Donnell
Secretary