

**Forest Glen Station Homeowner's Association**  
**Executive Board Meeting**  
**December 11, 2006**

**I. Call to Order.** The meeting was called to order by the President, Catherine Bocskor, at 7:30 P.M. The meeting was held at Montgomery Hills Baptist Church, at the corner of Georgia Ave. and Forest Glen Rd.

**Board Members Present:** Catherine Bocskor, President; Kevin Covert, Vice President; Allen Feuer, Treasurer; Francis O'Donnell, Secretary, and Charles Ehrlich. **Others Present:** Birgit Mitchell and Ron Maccado (CMI).

**Approval of Minutes of Last Meeting.** After making two minor corrections, the Board approved the minutes from the meeting of November 13, 2006.

**II. Officer and Committee Reports.**

**A. Budget Committee:** Mr. Feuer and Mr. Maccado reported that CMI had received a bid for tree removal for \$1,950. This work will be for tree removal and tree trimming in the forest retention area behind the single family homes. The Board had already approved this plan at previous meetings.

Mr. Maccado described the projected reimbursement of costs for the homeowner who has agreed to provide the source for electricity for the planned streetlight at the corner of Darcy Forest Drive and Clark Place. The costs will be about \$4.20 per month for the 100 watt bulb that will provide the light. This amount is much less than had been anticipated. Mr. Maccado proposed that the owner should be reimbursed annually, and not for a longer period of time. He and the Board agreed that the terms of the agreement should be in writing so a letter to that effect will be prepared by CMI. The letter should specify that, if the owner should sell the house, then the annual payment would be pro-rated and a portion should go to the new owner for the remainder of the year of the sale. If the new owner does not wish to participate, then the electricity would have to be disconnected.

**B. Covenants Committee.** Ms. Mitchell reported. The Committee held no meeting in November and none is planned for December. Committee members did follow up on a previous request for approval of planned landscaping changes. Conditional approval had been given for architectural changes. The proposed Japanese theme was approved on the condition that some permanent shrubs be placed. The owner assured the Committee that he is still working on the project. A second item related to the proposed letter to the owners of a home whose landscaping is not in conformance with covenants, due to needed trimming of shrubs and grass. CMI has advised the President that a letter signed by the President has been sent to the owner by registered mail, and the letter included photographs of the property. The owner was given 4 weeks to respond. The return receipt has not been received yet. It is unclear if the residents have been at home.

The President mentioned brickwork she had observed in the mews area. Bricks and sand were sitting out in the common area. She learned that the owners had persuaded Centex to reface part of their home. The Board agreed that this occurrence is not a Covenants Committee issue. The Board discussed the possible role of the HOA in approving such repairs and agreed that there was no such need.

**C. Landscaping and Grounds Committee.** Mr. Hughes sent a report to the President. He described the progress of the tree removal and trimming work. Mr. Maccado noted that the work should be done by December 22.

**D. Parking and Safety Committee.** Mr. Ehrlich provided a report from the Committee. Ms. Futrovsky reported that the No Outlet (Darcy Green Place) and Children at Play (Kimball Place) signs have been installed. The painting of "RESERVED" in the parking places on Clark Court has been done. The Committee has not yet prepared a formal budget proposal for new lighting. Ms. Futrovsky estimated costs of about \$600 for installing eight lights on homes near corners. She advocates petitioning the county for more street lights and installing lights with motion sensors.

**III. Open Forum:** There were no comments from the members present.

**IV. New Business:**

**A. Contract with CMI for 2007.** The Board reviewed the proposed contract (Management Agreement) with CMI for 2007. The previous version was reviewed line by line. Proposed changes were offered and agreed to by the Board. Mr. Maccado supplied interpretations of the text when appropriate. Mr. Ehrlich led this discussion and made notes for a final version. Mr. Maccado will send an electronic copy to Mr. Ehrlich who will mark it up for the final approval, based upon the Board's review at this meeting.

**B. Planning for the Annual HOA Meeting on January 8, 2007.** Mr. Maccado reported that a letter will go out to all homeowners tomorrow, calling for the nomination of candidates for the one Board position that will become open in January. Candidates' resumes must be returned to CMI by Friday, December 22, so that the voting proxies can be sent out on December 26<sup>th</sup>. The annual meeting of the HOA will be on January 8, 2007 at the Montgomery Hills Baptist Church. The only issue for the membership to vote on will be the election of one new Board member. The President said she would contact the church secretary to confirm the availability of a meeting room. The Board approved a motion to give the church a donation of \$60 to cover the first six months of 2007. The check will be written after the first of the year so that it will be paid out of the 2007 budget.

**V. Old Business:** The planned agenda items about neighborhood lighting and new street signs were covered during the committee reports.

**VI. Next Meeting:** The next meeting will be the annual HOA meeting on January 8, 2007 at 7:30 PM, at the Montgomery Hills Baptist Church, located at the corner of Georgia Ave. and Forest Glen Road. All HOA members are encouraged to attend.

The meeting adjourned at 9:07 P.M.

Respectfully submitted,

Francis L. O'Donnell  
Secretary