

Forest Glen Station Homeowner's Association
Executive Board Meeting
June 12, 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 7:34 P.M. The meeting was held at the Wheaton Regional Library, 11701 Georgia Avenue, Wheaton, MD. The minutes from the meeting of May 4, 2006 were approved.

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

Others Present: Norah O'Donnell, Birgit Mitchell, Ron Maccado (CMI representative).

II. Officer and Committee Reports.

A. President. The President provided follow-up on the car that had been parked on Darcy Green Place for months. She contacted the owner, who moved the car into his garage.

B. Treasurer. Mr. Feuer reported that the **Budget and Finance Committee** met on June 4.

1. The committee recommended that the HOA ask Mr. Joseph to paint the fire lane curbs but not to remove the dead trees in the forest preserve areas. The committee was concerned about liability and insurance. The President said that she would write up a waiver of liability providing that, if he were to be injured doing the painting, he agrees not to sue the HOA. The HOA's insurance would cover injuries to other persons or property. The Board approved a motion to ask Mr. Joseph to paint the yellow curbs throughout community if he agrees to sign waiver of personal liability for himself. His bid of \$330 was accepted by a motion.

2. Estimates from tree services to remove 4 dead trees in the forest preserves were still pending. Mr. Maccado said that we might get 2 estimates by tomorrow. The Board agreed to vote on accepting a bid by email.

3. Motion sensor lights: The committee agreed that the HOA should not pay for such sensors or lights or for the electric power. The committee determined that such lights are a private responsibility.

4. Street light at the foot of Darcy Green Court: Kohl Electric's estimate for moving the light is still pending. The Kohl representative had suggested darkening the glass panes in the lamp. When several Board members darkened the panes with black tape, it was discovered that the lamp already contained a metal reflector which cut off much of the light shining toward the town home to the southwest of the lamp. The black tape seems to be effective.

5. Centex has not yet sent to CMI a bill for the original 5 lights installed in the neighborhood.

6. The auditor's report on the financial statements for 2004 has been received. Auditing of 2005 will start in a few weeks. The audit commended the HOA on the low level of assessments. The auditor recommended investing some of the income in CDs or money market funds and putting any extra amounts into reserve funds. Some funds need to be held to pay for Centex lighting and other lighting projects.

C. Covenants Committee. Ms. Mitchell reported. The committee will meet tomorrow. There were no new business items. The committee had recommended Lesya Covert for membership.

D. Landscaping and Grounds Committees. Mrs. O'Donnell reported for the Chair, Vincent Hughes, who could not attend. Estimates for removing dead trees are pending. A&W Landscaping has replaced 4 of the young trees which had died or were the wrong species. Mr. Paul Ambrogi of A&W has recommended against planting grass now. It is preferable to wait for autumn. Mr. Ambrogi encouraged watering of plants and shrubs while the dry weather continues. The President noted that the signs stating that "Roads Are Not Publicly Maintained" have been removed. The county will maintain the main roads (Darcy Forest Drive, Kimbell Road, Clark Place).

Discussion included the comment that, before the next snowfall, Mr. Hughes should notify A&W that the county will be plowing those streets.

The President reported that Mr. Hughes had told her that he would be happy to plant seed where the ground was torn up pending A&W doing it in the fall. He had noted that seed does need to be watered every day.

E. Social Committee: Mr. Covert delivered the latest edition of the Social Committee newsletter. He reported that the next scheduled meeting of the Committee will be June 21. Upcoming events included June 22 Family Event, and a June 28 Happy Hour. The President mentioned the upcoming, free Montgomery County Heritage Days Events. The Committee will seek input from the community for ideas for activities.

F. Parking and Safety Committee: Mr. Covert reported for the committee. Next meeting will be June 20. Mr. Joseph had said that, in repainting the lines on Darcy Green Place, he could make six parking spaces out of the five now there. Mr. Feuer recommended that the Parking and Safety Committee discuss that proposition. Discussion covered: the question of standard sizes for parking spaces, the impression that the current spaces were generous, residents parking SUVs on DGP to avoid blocking their alleys, and the need for one more space. The Committee will look at this issue.

III. Open Forum. No issues were raised by those present.

IV. New Business.

A. Location of Board Meetings for the Next Year. The President proposed a standard Board meeting time of the 2nd Monday of month, most likely at Montgomery Hills Baptist Church. Mr. Covert moved, and the Board approved, a motion to that effect, for the next three months. The dates of these meetings will be July 10, August 14, and September 11. The Board approved a donation to church, tentatively set at 10 dollars per meeting, the same amount the HOA has been charged at the Wheaton Public Library. Mrs. O'Donnell will coordinate this plan with the pastor and ask for largest room they have. The Board concurred in the need to notify members of the HOA, using the community bulletin board and the list serv.

B. Gate to Stormwater Retention Pond. Discussion of this gate included the information that the lower hinge of the gate is broken. Either children or the landscaping crew may have broken it. Once Centex turns the development over to the HOA, when the country has approved the pond as working, then the country will take over responsibility for the pond. Mr. Feuer said he would inspect the gate to see if it could be fixed via a self-help project with bolts.

C. Street Lights. Mr. Covert had several questions about streetlights. Discussion covered that the light (described in II.B.4.) has been lowered, contains a reflector, and had had tape applied to the glass to block its

light. The HOA is still waiting for a second estimate on potential costs of moving the light. New lights in the picnic area had already been voted on.

V. Old Business.

A. Neighborhood lighting. Discussed previously (see above).

B. Metro RFP for Townhouses at Forest Glen Station. The President had no new information.

VI. Committee Membership. The nomination of Lesya Covert for membership on the Covenants Committee was approved by the Board.

VII. Next Meeting: Monday, July 10, 2006, 7:30 PM at Montgomery Hills Baptist Church, located at the corner of Georgia Ave. and Forest Glen Road.

The meeting adjourned at 8:18 P.M.

Respectfully submitted,

Francis L. O'Donnell
Secretary