

Forest Glen Station Homeowner's Association
Executive Board Meeting
November 13, 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. **Others Present:** Rodney Rudd, Carmen Radelat.

II. Approval of Minutes of Last Meeting. The President noted that the minutes from the meeting of October 23, 2006 had been approved by the Board via email to enable their posting for the general membership prior to this meeting.

III. Officer and Committee Reports.

A. President. No report.

B. Landscaping and Grounds Committee. Mr. Maccado reported that Mr. Hughes had asked Mr. Maccado to get proposals for removal of the tree in the forest retention area behind the single family homes.

C. Parking and Safety Committee. No report.

D. Covenants Committee. No report. The President will ask the Co-Chairs for a report.

E. Social Committee. Halloween party for children was well attended and was successful. The Board thanked the Committee and Mr. and Mrs. McKelvey and for their efforts in staging the party.

F. Budget and Finance Committee. See New Business below regarding the budget for 2007.

IV. Open Forum: Mr. Rudd raised a safety concern about drivers speeding through the intersection of Darcy Forest Drive and Kimball Rd. He has observed this frequently as has his neighbor. He asked if there is something that can be done. Mr. Feuer mentioned the possibility of asking the police to post a car nearby to discourage speeding and running stop signs. Mr. Covert mentioned the use of signs. The President recalled a pedestrian being hit there last year. Mr. Rudd said that he would ask his neighbor to supply the documentation of observations. Mr. Covert said he would be glad to call the police.

V. New Business:

A. Budget for 2007. The President noted that the budget was distributed 4 ways to the community: mail, door-to-door, list serve, and the bulletin board. She invited comments about the proposed budget from all in attendance. The Board had adopted the budget draft at the last meeting. Mr. Feuer said that he has heard comments that some people are willing to pay more to keep the property well maintained. There are undoubtedly some with other views. Possible uses of increased assessments are for landscaping (e.g., flowers) and community lighting. Mr. Covert and Mr. Feuer discussed long term reserves and the tentative plan for a reserve study in 2008. Ms. Radelat asked about the reserves. There are approximately \$56,000 in the reserves. Current plan is to add a major portion of the operating surplus to the reserves. It was noted that assessments have come down since an earlier level of about \$69 per month. The proposed budget for 2007 would increase assessments by \$1.90 per month (to \$65.06) for the attached homes and \$1.22 (to \$41.69) for the single family homes. Mr. Feuer moved to approve the budget. Mr. Covert seconded. The motion passed. The President asked that the minutes reflect the great efforts of the Budget Committee and the Treasurer in preparing the budget. The President noted that adoption of budget provides for the continuation of three of our contracts (Henry's towing – no costs; A&W Landscaping – both grounds maintenance and snow removal in the winter; and the CMI property management contract for one year). She

asked Mr. Maccado to get more information from CMI about possible increases in costs. The contract with Potomac Disposal will run for 2 more years.

B. Call for Candidates for Board of Directors Position. The President noted that one position on the Board will become open in January. That is Mr. Ehrlich's position. The Board needs to invite nominations of candidates in December. Nomination forms will be circulated throughout the HOA before the annual meeting on January 8, 2007 (the 2nd Monday).

C. Football players in Clark Court. The President reported that she got a complaint about teenage boys playing football and going onto decks to retrieve the ball. Cars coming in and out of Clark Court presented safety concerns. The President talked to a parent who acknowledged there was no other place to play. Moreover, the parents can see children outside their windows. The President opined that children should go to McKenney Park. The President asked that minutes reflect this discussion.

VI. Old Business:

A. Street Lights. Mr. Feuer spoke to the electrician who will paint lines on the grass and will ask Ms. Utility to check out the site. One light will be moved to the corner, perhaps by the end of the month.

B. Update on Street Painting. Mr. Joseph has painted crosswalks and new parking lines on Darcy Green Place. He has yet to paint in the word "Reserved" on the Clark Court parking spaces.

C. Replacement for Gate on Fence at Stormwater Pond. Mr. Maccado said they're having a hard time matching the fence. Hercules fencing was expensive. The 4 foot gate and hinges will have to be replaced. Funds for this work should come from the fence reserve. He will put yellow tape across the gate opening tomorrow. The Board concurred in a letter to A&W Landscaping asking for care around the gate.

D. "No Outlet" Sign for Entrance to Darcy Green Place. "No Outlet" signs have been ordered to deter trucks from entering the street, thinking that it is a through street. "Children at Play" signs have been ordered for the western end of Kimball Rd. After discussion about exactly where to place those signs, Mr. Covert said he would speak to the Weinbergers about possible placement in front of their house.

E. Committee Chairpersons. The Board noted for the record that the HOA will be asking residents to serve as chairs and members of the Committees: Covenants, Parking and Safety, Grounds and Landscaping, and Social. Members are needed for the Budget Committee.

VII. Next Meeting: The next meeting will be December 11, 2006, at 7:30 PM, at the Montgomery Hills Baptist Church, located at the corner of Georgia Ave. and Forest Glen Road. The annual HOA meeting will be held on January 8, 2007.

The meeting adjourned at 8:19 P.M.

Respectfully submitted,

Francis L. O'Donnell
Secretary