

Forest Glen Station Homeowner's Association
Executive Board Meeting
September 25, 2006

I. Call to Order. The meeting was called to order by the Vice-President, Kevin Covert, at 7:40 P.M. The meeting was held at the Montgomery Hills Baptist Church, 9727 Georgia Avenue, Silver Spring, MD.

Board Members Present: Kevin Covert, Vice President; Allen Feuer, Treasurer; Francis O'Donnell, Secretary, Charles Ehrlich, Member.

Others Present: Rodney Rudd, Norah O'Donnell, Matt McKelvey.

II. Approval of Minutes of Last Meeting. The minutes from the meeting of August 14, 2006 were approved with several corrections.

III. Officer and Committee Reports.

A. Treasurer and Budget and Finance Committee. The Committee has held one meeting. Details about preparing the budget for 2007 are provided in paragraph V.A. (below).

B. Parking and Safety Committee. At the last Board meeting, there was discussion about possibly running electrical power from one of the county street lights to the proposed new street light. It turns out that this is not permissible. The Committee met on August 29. At the Committee meeting, Mr. Collins said he would talk to his neighbor about possibly connecting power wires to his home. With respect to possible additional lighting in neighborhood, Ms. Futrovsky had said that she would take a chart, get cost estimates, and talk to residents. Solar lighting is not a viable option because the light produced would not be powerful enough. The Committee is still waiting on the work for installing the 14 ft. light.

The Committee had received a complaint about alley parking blocking traffic. The Committee voted to begin enforcing the recently approved policy.

Mr. Covert said he would investigate a request to install signs on Kimball Place restricting it to local traffic only. Mr. Ehrlich will continue to serve as Board liaison to the Committee members.

C. Covenants Committee. This Committee has had no recent meetings and there was no report.

D. Landscaping and Grounds Committees. On behalf of the Chair, Vincent Hughes, Ms. O'Donnell provided an update. He had emailed Marco Fuster of the county about removing fallen trees in the forest areas but has not had a response yet. He also will ask about how to remove invasive vines. He has proposed getting an estimate from A&W Landscaping about reseeding lawn areas that have gone bald near the bulletin board and the tot lot. The soil needs aeration and reseeding. The Board endorsed going ahead with this project.

E. Social Committee. Mr. McKelvey reported on the upcoming annual block party. The target date is October 14. The committee will distribute flyers to every single door by the middle of next week and will advertise on the list server and web site. Plans for the block party include: time frame 11-2 PM; location - the courtyard near the mews; grills provided by residents; a dessert bake off; pot luck for foods in addition to burgers and hot dogs; coupons from restaurants for prizes; a clown or a caricature artist; an information table mentioning the

list serve and HOA committees; a suggestion box; a raffle for 2 Redskin tickets at the end. The party should be well within budget. The Committee also proposes another yard sale event, possibly in early spring.

IV. Open Forum: Mr. Rudd asked if he needed to get Covenants Committee approval for exterior painting of his house. The Board agreed that, if he was using the original color, there was no such need.

V. New Business:

A. Budget for 2007. Mr. Feuer presented to the Board a first draft of a budget proposal for 2007. After discussion of specific line items in the proposal, the Board asked Mr. Feuer to modify the proposal pursuant to the discussion and the Board will discuss it further at the next meeting. Among the topics discussed that were reflected in the proposal were: Accumulating funds for the reserves. The facts that reserve costs did not take into account inflation and that the costs were based on 2003 replacement prices. The auditor's report recommended transferring surplus funds into the capital replacement reserves. Reserve fund allocation may be low. HOA assessments in this community are low compared to other communities. The proposed budget includes funding for another reserve study that would focus on replacement reserves and account for the impact of inflation. Potential legal liability for the stormwater retention pond. Budget should contain some allocation for unpredictable events such as fallen tree removal. Possible need to increase budget for legal expenses. Budget for additional lighting expenses, including costs of electricity. Costs may rise for CMI management fee, trash removal contract, and other items. Following this discussion, the Board agreed to consider a modified budget proposal at its next meeting.

B. Kimball Place sidewalk. Apparently the county is going to extend the sidewalk on Kimball Place westward to Gardiner Ave. and then northward toward the nearby community's swimming pool. The county will be surveying residents.

VI. Old Business:

A. Lighting. Covered earlier and described above.

B. Picnic. This refers to the October block party, which was described above.

C. Line painting and trees. The HOA has still not been billed for the line painting done by Mr. Joseph.

VII. Next Meeting: The next meeting will be in October, 2006, at a date and location to be determined. Several Board members will be out of town for long periods, so a final date could not be selected at the meeting.

The meeting adjourned at 9:20 P.M.

Respectfully submitted,

Francis L. O'Donnell
Secretary