

**Forest Glen Station Homeowner's Association**  
**Executive Board Meeting and Annual Association Meeting**  
**January 8, 2007**

**I. Call to Order.** The meeting was called to order by the President, Catherine Bocskor, at 7:44 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:** Rodney Rudd, Carmen Jenkins, Arlene Jenkins, Judy and Jim Miller, Otis Collins, Birgit Mitchell, and Ron Maccado (CMI).

**Approval of Minutes of Last Meeting.** The Board approved the minutes from December 11, 2006.

**II. President's Report for 2006.** The Board counted the proxies and members present and determined that a quorum of 22 was achieved. The President gave a report for the year just ended. She thanked the Board members and those who served on the HOA committees, especially the Committee Chairs who did a splendid job during 2006. She noted the continuing improvements to the community, including grounds maintenance, removal of dead and fallen trees, installation of 2 street lights, and new street signs. She thanked the Board members in turn for their contributions to the Board deliberations and decisions. The President also expressed the Board's appreciation to Ron Maccado, property manager for CMI. She explained to those in attendance what the property management company does on behalf of the HOA, including collection of the members' assessment payments, keeping the books, arranging for contracted maintenance work, and maintaining the HOA's insurance coverage. The President then recognized the contributions of the HOA committees, thanking specifically the Chairs: Covenants (Birgit Mitchell and Doug Keaton), Landscaping and Grounds (Vincent Hughes), Parking and Safety (Ruth Futrovsky and Phil Collins), Budget and Finance (Allen Feuer), and Social (Matt McKelvey). The President invited other residents to join the committees, which meet at least every other month.

**III. Election of Board Members.**

**A. Nominations.** The President described the process of the election. The terms of Board members are staggered. Only one Board position was opening this year and there is only one nominee identified so far (Charles Ehrlich). She invited nominations from floor. There were no other nominations.

**B. Voting.** Ballots were passed out to the Members in attendance. After the Members marked their ballots, two volunteers from the Membership (Birgit Mitchell and Otis Collins) joined Mr. Maccado to count the ballots and proxies. The result was that Mr. Ehrlich was voted unanimously to the Board with 22 votes.

**IV. Officer and Committee Reports.**

**A. Treasurer and Budget and Finance Committee:** For 2006, the HOA managed to come in under the budget. The surplus was \$9728.98 for 2006. There were several reasons for this outcome. There was extra income from interest. Expenses were less than projected. Some expenses incurred in 2006 will not be paid until 2007. Excess funds go into the general operating account for the time being. Expenses exceeded the budget for tree maintenance and landscaping. The President noted that the other major expense item on the HOA budget each year is for snow removal. The typical estimate has been eight to 10 thousand dollars per budget year. Last year costs for snow removal were significantly less than the amount budgeted.

**B. Covenants Committee.** Birgit Mitchell reported. The Committee had no meeting in December and none was planned for January.

**C. Landscaping and Grounds Committee.** The President reported for the Chair, Mr. Hughes, who had sent a report about another request for a tree removal. He will contact the Montgomery County arborist. He also noted that reseeding of grass took place at various locations during the fall.

**D. Parking and Safety Committee.** No report.

**V. Open Forum:** There were no comments from the members present. The President invited the homeowners present to raise any issues they might have. Mr. Collins stated that he is very pleased with the way the HOA has been run. The President emphasized that every homeowner has a role to play. The community is very friendly and the HOA has managed to work out problems that have arisen in the past.

**VI. New Business:** None.

**VII. Old Business:**

**A.** The President reported no news about a proposal to develop the Metro parking lot.

**B.** The Board asked Mr. Maccado to check the gate near the stormwater retention pond and he said that he would. The President discussed the pond. Centex, the developer, has not turned over to the HOA legal title to the development. When Centex does, the HOA will have additional expenses, e.g., electricity for lights on private streets and upkeep of the retention pond. HOA will acquire full title to the pond. Under state law, certain maintenance duties accrue to the HOA, such as maintenance and dredging, etc. The good news is that, once the HOA takes title to the pond, within months the HOA will turn it over to Montgomery County, which will assume those maintenance duties and expenses for the pond. The President has talked to the County employee in the appropriate office to confirm these steps.

**C.** A homeowner wrote back to the Board about mail mishandling. The owner had not received the mailed information about voting for board. A letter sent to the homeowner from the Board about covenant violations was returned to CMI. It went unclaimed at the post office. The President said she will advise the Covenants Committee that the letter was not picked up. The President said she would ask Committee to draft a new letter on this issue and for their recommendations.

**D.** The President said she would distribute a new Newsletter by the end of January.

**VIII. Next Meeting:** The next meeting will be on February 12, 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 subsequent meetings will be March 12, April 9, May 14, and June 11.

The annual meeting adjourned at 8:09 P.M.

**VIII. Selection of Officers for 2007.** The Board then met in closed session to choose the officers for the next year's Board. Committee chairs will be selected at the next meeting. After discussion, the Board voted in the following slate of officers: President – Catherine Bocskor, Vice President – Kevin Covert, Treasurer – Allen Feuer, Secretary – Frank O'Donnell.

The meeting adjourned at 8:35 PM.

Respectfully submitted,

Francis L. O'Donnell  
Secretary