

**Forest Glen Station Homeowner's Association**  
**Executive Board Meeting**  
**February 12, 2007**

**I. Call to Order.** The meeting was called to order by the President, Catherine Bocskor, at 7:37 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; and Francis O'Donnell, Secretary. **Others Present:** Jason Sartori, Amanda Sartori.

**Approval of Minutes of Last Meeting.** The Board approved the minutes from the annual meeting of the HOA on January 8, 2007 after adding an additional sentence to explain the surplus in 2006.

**II. Officer and Committee Reports.**

**A. Budget Committee:** Mr. Feuer had no report. The subject of costs for snow removal was discussed under the Open Forum.

**B. Covenants Committee.** The President noted that Birgit Mitchell sent a report that she and Doug Keaton were willing to continue to serve as Chairs.

**C. Landscaping and Grounds Committee.** The President reported that Mr. Ambrogi had sent an email to Vincent Hughes about several logs behind the condominium houses. He asked for permission to remove the logs as they interfere with snow plow trucks turning into the alley. The President contacted the owner of one of the units who reported that she had not put the logs there, but that she was interested in a long-term solution to keep the trash trucks from running over the corner of her property. The President said she will discuss with Mr. Hughes his proposal to put river stone on the corners, as has been done on Darcy Forest Drive.

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

**III. Open Forum:** Mr. Sartori mentioned that he had used the Montgomery County web site to notify the county about a street light that continually cycled on and off. He requested a change to the light and the county did so, and solved the problem.

Mr. Sartori also raised the issue of the budget for snow removal. He noted that the homeowner assessments had gone up this year even though there was a surplus last year. He suggested that savings in snow removal costs should go into a dedicated snow removal fund instead of into the general funds. The rationale was that the owners of the attached homes contribute 100% of the funds for snow removal. If there are savings, then the townhome owners should benefit by way of reduced assessments. He suggested planning on putting as much as fifteen thousand dollars into a snow removal fund. Annual budgeting would keep the fund at such a level, but if snow removal expenditures were small, then restoring the fund level would require reduced income, so assessments for the townhome owners could be decreased proportionally. The largest snow removal expense that anyone could recollect was about thirteen thousand dollars in 2003. The Board was favorably disposed to this proposal and committed to examining ways to implement it.

Mr. Sartori also noted that the arborist who inspected the trees in the neighborhood had reassured him about one questionable tree, but he learned that one other tree deserves a reexamination in the spring when leaves appear to see if it is viable. The President commented that costs for tree removal have been difficult to anticipate.

#### **IV. New Business:**

**A. Snow Removal Budget.** Mr. Sartori asked for this item to be on the agenda. Discussion took place during the Open Forum (See above).

**B. Parking and Safety Items.** The President reported several items that residents had brought to her attention. One was the observation that the gate to the Metro is often left unlocked. Several possible solutions were discussed by the Board and it was decided to contact CMI (Mr. Maccado) to have a small sign placed on the gate asking users to lock the gate behind them.

The President also described two instances where residents' parked vehicles were blocking other residents' access to their garages. Both issues were resolved.

**C. Maryland Task Force Report – Common Ownership Communities.** The Board noted and briefly discussed a recent mailing on this topic. Of interest was a recommendation that communities should conduct a reserve study at least every five years to determine the amount and necessity of reserves for anticipated capital replacements, repairs, and improvements. The Board noted that it has already begun planning such a study and did budget a contribution this year for the eventual costs of the study. The last study in this community was done in 2003 and the Board anticipates performing the next one in 2008.

#### **V. Old Business:**

**Landscaping Issues – Covenants Committee Follow-Up.** There was no new information on this subject.

**VI. Next Meetings:** The next meeting will be on March 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. Subsequent meetings are scheduled for April 9, May 14, and June 11.

**VII. Appointment of Committee Chairpersons.** Pending volunteers for several key committees, this item was tabled until the next meeting.

The meeting adjourned at 8:28 P.M.

Respectfully submitted,

Francis L. O'Donnell  
Secretary