

Forest Glen Station Homeowner's Association
Executive Board Meeting
December 8, 2008

I. Call to Order. The Board Meeting was called to order by the President, Allen Feuer, at 7:35 P.M. The meeting was held at the Montgomery Hills Baptist Church, 9729 Georgia Avenue, in Room 202.

Other Members Present: Marc Weinberger, Vice President; Chuck Ehrlich, Treasurer; and Francis O'Donnell, Secretary.

Others Present: Gary Simon (CMI).

II. Approval of Minutes of Last Meeting. The Board approved the minutes from the Executive Board Meeting of November 17, 2008.

III. Officer/Committee Reports.

A. Treasurer / Budget and Finance Committee. Mr. Ehrlich reported that the budget report from CMI appears to be in order. There were no significant changes since last month. He confirmed that the \$2,400 fee was sent to the attorney, Mr. Schild. If the current pace of expenditures continues for the rest of the year, the Association will end up well within budget for the year, as much as \$14,000. The surplus includes the reduced expenditures for snow removal this year. The new snow reserve fund was recently established. In order to keep the ratio between assessments to single family homes and town homes for snow removal, the leftover from snow removal will be moved to the snow removal reserve. The Board discussed whether such funds should go into the general operating fund reserve or into the snow reserve. The purpose of the snow removal reserve was reviewed. After discussion, the Board voted 3 – 1 to take, at the end of each year, unspent funds from snow removal line item and move them into the snow reserve category instead of into the general operating funds.

Mr. Ehrlich also noted that one resident is past due about \$160 on payment of assessments. The bill from the Goldklang auditor has been paid but the report has not been received yet. The insurance bill from State Farm has also been paid. He also asked the CMI representative to provide an explanation for the basis for a bill for printing and copying, possibly for the copying of plats.

B. Covenants Committee. No report.

C. Parking and Safety Committee. Mr. Rudd sent word that he is not yet finished with the document that will propose changes to parking rules. There was discussion about a list serve notice about a white truck that was observed following a school child in the neighborhood. Residents were also warned to beware of theft during holiday season.

D. Landscaping and Grounds Committee. The Board noted that, as previously approved, \$2,000 will be spent on replacement trees. The total costs of this work were reduced from six to four thousand dollars.

E. Social Committee. No report.

IV. Open Forum. No other members were in attendance so there were no issues raised.

V. Old Business.

A. Landscaping Status. The Board noted that it was unsure if the new, replacement trees have been ordered.

B. Verizon Fios. The President reported that Verizon has been digging in the neighborhood to install fiberoptic cables. Verizon will reseed the damaged sections of lawn. There may be additional digging from boxes to houses when they connect to houses. The point of contact for Verizon is Robbi Das at (301) 282-3562.

C. Parking Policy Update As noted in III.C. (above), the proposed parking policy is pending and will be sent to the Board when complete.

D. Annual Meeting Reminder. The Board reiterated that the Annual Meeting of the Association is scheduled for 7:30 PM on January 12, 2009 at the Montgomery Hills Baptist Church.

E. Call for Homeowners Interested in Running for Board of Director Positions. The President reminded all about the fact that two (2) Board positions are scheduled to be filled by election at the January meeting. He urged all to speak to their neighbors to solicit candidates for the positions. The Secretary said that he would place a notice on the community bulletin board. The positions coming open are those currently occupied by Mr. Feuer and Mr. Weinberger. The first mailing from CMI presenting the 2009 Budget and soliciting nominees for the Board will be going out tomorrow. Nominations for candidates and their resumes and statements are due back before the second mailing which will contain the candidates' resumes and will ask Members to either attend the Annual Meeting or to fill in their proxies and return them. This second mailing must be mailed no later than 15 days before the Annual Meeting. The first mailing is anticipated to be sent out by tomorrow and the second mailing should go out around Christmas Eve.

VI. New Business

A. CMI Representative. The President announced that our previous CMI representative, Ms. Waters, no longer works for the firm. Mr. Martella of CMI is working on finding a replacement. Mr. Simon represented CMI at this meeting.

B. Estimate for Trash Can in Playground. Mr. Simon showed the Board literature on two different types, both of which would cost around \$420. One was more decorative

than the other. Both had 40 gallon capacities. Discussion covered such aspects as who would empty such a can (either the landscaper or the contract trash removal company), how to install the can, graffiti, repairs, and replacement. The Board decided to table this issue for now and to discuss it further at the January meeting when comments from the general membership could be solicited.

C. Purple Line Meeting. The proceedings of a recent county-sponsored meeting would indicate that this proposal for cross-county public transit will become a reality.

D. Attorney. Mr. Ehrlich noted that, now that the retainer check has been issued to Mr. Schild, the Board should get him to look into the turnover of the community property from Centex to the Association and, then, the transfer of the storm water retention pond to the county. The Board should also ask him to raise with Centex the issue of the steep sidewalk ramp in the mews area, since it may not be in keeping with county code. The Board concurred with this recommendation and Mr. Ehrlich said that he would contact Mr. Schild.

VII. Next Meetings

Monday, January 12, 2009 (Annual Meeting of Association)

Monday, February 9, 2009

The meeting adjourned at 8:30 PM.

Respectfully submitted,
Francis L. O'Donnell, Secretary