

**Forest Glen Station Homeowner's Association
Executive Board Meeting and Annual Association Meeting
January 12, 2009**

I. Call to Order. The Meeting was called to order by the President at 7:46 P.M. The meeting was held at Montgomery Hills Baptist Church, at the corner of Georgia Ave. and Forest Glen Rd.

Board Members Present: Allen Feuer, President; Marc Weinberger, Vice President; Francis O'Donnell, Secretary; and Doug Keeton.

Others Present: Catherine Bocskor, Susan Morris, Clara Witt, Judy Miller, Joshua Pitlick, Neil Efrom, Rodney Rudd, Gary Simon (CMI), and Melanie Mullaney (CMI).

II. Establish Quorum / Approval of Minutes of Last Meeting. The President counted the proxies and Members in attendance and confirmed that a quorum had NOT been achieved for the purposes of the Annual Meeting and the election of Board Members. (*See paragraph VII. below for information about the rescheduling of the Annual Meeting.*) The Board approved the minutes from the meeting of the Executive Board on December 8, 2008.

III. Officer/Committee Reports

A. Treasurer's Report. The Board noted for the record that the Budget for 2009 had been approved at the November meeting but it re-voted on the Budget at this meeting and it was again approved unanimously. The approval of the budget will allow CMI to notify residents of the new rates of assessments. The President reported that the HOA completed 2008 with a surplus of \$12,943.30, mostly due to savings on snow removal, which was necessary at a much lower level than in previous years. If the paucity of snow continues through 2009, then the 2009 budget will similarly benefit.

B. Parking and Safety Committee. No report.

C. Landscaping and Grounds Committee. Ms. Morris reported on previous discussions about the proposal that the Committee provide guidance to the community about what kinds of vegetation (plants, shrubs, flowers) should and should not be planted in the neighborhood. The Committee had wanted to do that but was waiting see if any relevant covenants were changed at the Annual Meeting. Because the President noted that no proposed covenants changes were pending, Ms. Morris said that the Committee will go forward with developing the guidance that will supplement the homeowners' guide.

D. Covenants Committee. No report.

E. Social Committee. No report.

IV. Open Forum. In response to a question from Mr. Efrom, the President reported that the work by Verizon to install its fiberoptic connections in the neighborhood is almost complete and that FIOS services should be available at end of January.

Ms. Witt asked about the steep sidewalk ramp in the mews area of the community (on Darcy Green Place). The President responded, as follows, with an update on that and related issues. The Board is trying to ascertain and verify that the developer, Centex, still has legal title to the community property, including the storm water retention pond. Montgomery County had recently sent a letter to Forest Glen LLC, Centex's limited liability corporation that developed the community, notifying the owner of deficiencies in the storm water retention pond and requesting corrections to those problems. The Board has asked our newly retained attorney to investigate the transfer of the community property to the HOA and to facilitate that transfer. The Board is not aware of any information to suggest that such a transfer has already taken place, so the Board has

taken the initiative to start that process. The Board believes that, before the HOA would accept ownership from Centex, certain unfinished business needs to be taken care of by the developer. Specific items of unresolved issues are the state of the pond and the aforementioned sidewalk ramp, which, it is believed, does not conform to county code.

V. New Business. None.

VI. Old Business. None.

VII. Election of Board Members. Because the meeting failed to achieve the required quorum of proxies and Members in attendance equal to 20% of the HOA membership (20% of 107 = 21.4 or 22 Members), the election of Members of the Executive Board could not be held. Ms. Witt had submitted her resume as a candidate for the Board and the President noted that he was aware of one other member who was interested in serving on the Board. Accordingly, the Board and CMI will notify the entire HOA membership that the election of Board Members will have to be deferred until the February meeting. The CMI representatives advised the meeting that, according to legal requirements, the second try at electing Board Members will not require the full 20% quorum. The election can proceed with whatever number of proxies and Members in attendance are available.

VIII. Next Meetings - The next meeting will be on Monday, February 9, 2009, at 7:30 PM, at the same location. The subsequent meeting will be on March 9, 2009.

The meeting adjourned at 8:02 P.M.

Respectfully submitted,
Francis L. O'Donnell, Secretary