

Forest Glen Station Homeowner's Association
Executive Board Meeting
January 11, 2010

I. Call to Order: The Board was called to order by the President at 7:32 P.M. The meeting was held at Montgomery Hills Baptist Church, at the corner of Georgia Ave. and Forest Glen Rd. Present were Francis O'Donnell, President; Chuck Ehrlich, Treasurer; Clara Witt, Secretary; and, Joe Hubbard, Member at Large. Others Present: Melanie Mullaney representing CMI.

II. Approval of Minutes of Last Meeting. Adjustments and corrections were made to the December 14 meeting minutes. The minutes were then reviewed and approved by the Board unanimously.

III. Officer/Committee Reports.

A. Treasurer's Report. Mr. Ehrlich stated that the financial report from CMI for 2009 was still pending. Ms. Mullaney said she would forward it as soon as it became available. The costs of snow removal following the late-December snowfall will have a major impact on the 2009 snow removal fund. It had been expected that unexpended funds would be rolled over to the 2010 budget. Because the rollover will be less than expected, the total available for 2010 will be less than originally expected. The 2010 draft budget was distributed to homeowners. The Board agreed that the costs of the December 2009 and January 2010 snow removal should be posted in the newsletter so that residents will have a better idea of the cost of this service.

B. Other Committees: Parking and Safety, Covenants, Landscaping and Grounds, and Social.
No reports from these committees.

IV. Open Forum. No comments from the floor.

V. Old Business.

A. Parking:

1. Proposal to have the entire Homeowners Association (HOA) vote on an amendment to the covenants. The Board agreed to ask the entire HOA Membership to vote on whether or not to give the Board of Directors the authority to decide parking allocation and usage issues. The Board decided to submit this issue to the Association as a whole because, after review of the Covenants, By-Laws and other Association documents by the HOA attorney, the Board concluded that the aforementioned documents were ambiguous about the Board's authority to regulate parking. CMI will distribute a Board-approved ballot to Association Members along with background information for helping Members make an informed decision. The ballot and supporting documentation will be distributed with the usual annual meeting documents. This vote on parking decision-making can serve as a precedent for subsequent voting on the Board's authority over other issues facing the Association. The Board agreed to a two step process for determining the Association's parking policy and practices. If the Membership grants the Board the authority to make parking rules and regulations, then the Board can proceed to do so, as necessary. If the Membership votes against granting the Board such authority, then the Board can submit to the Association as a whole proposed parking rules and regulations for approval by the Association as a whole. The HOA attorney, Mr. Schild, will be asked to review the ballot language.

2. Parking Survey: Ms. Mullaney provided the Board with copies of completed surveys about parking that had been returned to CMI. Ms Mullaney was asked to tally the responses to help the Board assess Member sentiments. The Board will consider survey results in any future decisions about parking. If Association Members retain the right to themselves for deciding parking issues, then the results of the survey will be shared with the homeowners.

3. Parking Petition. The Board noted that it is aware of a petition being circulated among residents about the parking issues but the Board has not received the petition. The Board noted that only homeowners have authority to vote on community issues.

B. Nominations for Board positions: CMI has received two nominations for Board positions. These will be placed on the ballot for distribution to Membership. Mr. O'Donnell noted that other nominations from the floor are possible during the annual meeting next month.

C. Interim Members. Two current Board Members' terms end in January 2010. Since this will occur before the 2010 Annual Meeting, the Board appointed Mr. Hubbard and Mr. Ehrlich as interim Members pending the annual meeting.

D. County ruling on parking on Darcy Green Place: CMI is still awaiting notice from the county.

E. Reimbursement for street lighting. In response to a letter sent by a resident to CMI requesting a formal and mutually agreeable proposal for calculating reimbursements for electrical power supplied to the street light at the corner of Clark Place and Darcy Forest Dr., CMI agreed to get this done promptly. The resident noted that, because reimbursements are about 2 years in arrears, the resident will take steps to terminate the power supply to the street light if this issue is not resolved promptly.

F. Concrete repairs to corners: The request for a third bid is pending, but action on these bids will be delayed since the Association budget may not be able to cover this cost in the near future. The Board noted that it is important to deal with the Budget issues first so that the reserves are not depleted.

VI. New Business:

A. Condominium issue: CMI will follow up with a condominium owner to discuss financial issues and to ask for the owner's participation with Board activities.

B. Annual Association Meeting - Feb 8 at the Montgomery Hills Baptist Church.

VII. Adjournment: 8:40 pm

VIII. Next Meeting. The next meeting of the Board is scheduled for Monday, February 8, 2010, at 7:30 PM at the Montgomery Hills Baptist Church.

Respectfully submitted,
Clara J. Witt, Secretary