

Forest Glen Station Homeowner's Association
Executive Board Meeting
August 9, 2010

I. Call to Order: The Board was called to order by the President at 7:34 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; Charles Ehrlich, Treasurer; Clara Witt, Secretary; and, Joe Hubbard, Member at Large. Others Present: Jim Biles representing CMI.

II. Approval of Minutes of Last Meeting. The minutes for the July 19, 2010 Executive Board Meeting were reviewed, amended, and approved as amended.

III. Officer and Committee Reports:

A. Treasurer: A letter from Mr. Schild dated July 22 notified the Board of a foreclosure sale in the community. Pickett and Oliverio will handle the process of collecting delinquent assessment fees on this property. CMI removed an extraneous telecommunications charge on the Association's financial report from last month. CMI will remove the \$50 charge from Focus that was mistakenly charged to the Association.

Mr. Ehrlich and Mr. Biles met earlier in the day to discuss financial report issues. They focused on last year's overages, snow removal, lawn maintenance, and legal fees. These accounting issues were addressed and will have been resolved by the next meeting. The snow removal overage for 2009 was originally addressed by taking monies from the General Operating Fund. However, because of a difference in the prorated nature of these two accounts, that was deemed inappropriate. The Board discussed and decided that the 2009 snow removal overage will be taken from the Working Capital Fund this year to help offset the excessive snow removal charges. The overage in legal fees was due to consultations about parking issues.

B. Grounds and Landscaping: No report

C. Parking and Safety: No report

D. Covenants: No report

E. Social: No report

IV. Open Forum: None.

V. Old Business:

A. Reimbursements: Two expenditures reimbursements were approved by the Board. One was for the hauling away of debris from the bamboo project, and the second was for the electric bill for the street light at Darcy Forest Dr. and Clark Pl.

B. Parking Query to County: There has been no new communication from Mr. Schild about the County's response to our parking query. Mr. O'Donnell will follow up with Mr. Schild again to see if there has been progress.

C. Storm Water Retention Pond: The grass in the bottom of the storm water pond was mowed; however, the cuttings were left in place and need to be removed to prevent clogging of the water egress. The Board authorized CMI to spend up to \$500 to get the cuttings removed. It was recommended that mowing of the bottom area of the pond and the removal of clippings be included in future grounds maintenance contracts.

D. Lighting: Getting more lighting in places that are truly dark in the Community continues to be considered. CMI was asked to get a proposal from a professional lighting company for assessing the exterior lighting needs of the Community. The expectation is that this assessment will be the basis of a plan for augmenting lighting in the Community. In the meantime, the Board agreed that CMI should look into purchasing fluorescent lightbulbs for distribution to homeowners who agree to keep their outdoor garage lights on at night. This will help alleviate the darkness in the alleys, at least temporarily.

E. Weeds in Private Portions of Properties: The Board agrees that weeds in the front yards of some properties have grown to an unsightly level this summer. The Landscaping Committee will be contacted to see if it has made progress with its assessment of the problem, and if it has notified homeowners of their obligation to keep weeds under control in the areas of the lawn for which they are responsible.

F. Parking Permits: CMI made suggestions about the type of hanging tag the Community should use for parking permits. The Board confirmed its intent to have a new parking system implemented by the end of October. CMI will investigate the costs of the recommended tags and make its recommendation for Board consideration. CMI has asked Henry's to reinstall the no parking sign on Darcy Green Pl.

VI. New Business:

A. Personal Property Tax: The President signed the 2009 personal property tax return for the HOA. Since the Association has no personal property, there is no personal property tax due, but a return needs to be submitted annually.

B. Rodents: There have been reports of rats being seen in the community. The Board approved a request for CMI to have a contractor do a rodent control service call for the entire community. This will cost around \$400.

VII. Other: None

VIII. Adjournment: 9:18 pm

IX. Next Meeting: The next meeting of the Board is scheduled for Monday, September 13, at 7:30 PM at the Montgomery Hills Baptist Church.

Respectfully submitted,
Clara J. Witt, Secretary