

**Forest Glen Station Homeowner's Association
Executive Board Meeting
June 14, 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; Birgit Mitchell, Vice President; Charles Ehrlich, Treasurer; Clara Witt, Secretary; and, Joe Hubbard, Member at Large. Others Present: Jim Biles representing CMI.

II. Review of Minutes from Last Meeting. The minutes for the May 10, 2010 Meeting of the Association Executive Board were reviewed and accepted with the inclusion of corrections made by Mr. Ehrlich.

III. Officer / Committee reports:

A. Treasurer: The Committee thanked CMI for developing the new budget reporting form. The new form appears to facilitate the tracking of HOA expenditures by prominently placing the summary statements at the front of each section. Mr. Ehrlich and Mr. Biles plan to meet make final refinements to the new form; it will be submitted to the Board for approval.

Mr. Biles reported that a new federal lending practice ties a new homeowner's eligibility for federal home loans to the rate of fee and assessment delinquencies in a community. New homeowner applications for federal home loans will not be considered if more than 15% of homes in the community where the applicant wishes to purchase a home are associated with overdue assessments and fees. This ineligibility can negatively affect the sales of homes and potentially their asking prices.

The Budget and Finance Committee will try to have next year's budget proposal ready for Board review during the November Board meeting. This will help CMI get the assessment coupon booklets distributed before the January 2011 assessment fee due date.

Mr. Biles brought to the Board's attention that a lien was recently placed on a house in the Community for non-payment of several assessments.

The Board asked CMI to review and remove or explain charges made to the Community for a Verizon account and a photocopy charge (283 copies) made in May. The Board does not recognize these as being associated with our Community activities.

The Board agreed that the Community will pay for the hauling away of bamboo removed from one of the forest retention areas.

B. Other Committees and Open Forum: There were no reports from Grounds and Landscaping, Parking and Safety, Covenants, or Social Committees. There were no Open Forum comments.

IV. Old Business:

A. Grounds and Landscaping: The dead trees on Kimball Place are still present and not replaced. CMI will follow up with the tree nursery to get this work scheduled for a time suitable for planting trees. CMI did a walk through of the Community with A&W Landscaping to review the damage done to trees and bushes by last winter's snows. CMI will work with A&W to get the affected trees on Darcy Green Place and Darcy Forest Dr. and bushes near Clark Place properly staked or trimmed to help straighten them up.

The Board requested the Grounds and Landscaping Committee to report to the Board about the results of the Committee's walk through with the County arborist concerning the dead trees in the forest retention areas. Community members are concerned about dead trees falling on homes.

Mr. Hubbard reported that he spoke with Ms. Liu (Ticket # 112595548) from the County about the storm water retention pond drainage problem. She surveyed the storm water retention areas on June 1. That survey resulted in a County crew draining the pond soon thereafter. The crew, however, did not come back to finish the job by removing the muck and grading the bottom, or laying down new sand. Mr. Hubbard plans to call Ms. Liu to see when the County is returning to finish the work.

Estimates for curb repair: The Board agreed that it should review and reassess the bids CMI presented earlier for the curb repair, and that a third bid was desired. The Board agreed that curb repair work should be prioritized with safety issues being addressed first. The Board asked the Parking and Safety Committee to make its recommendations on this prioritization. CMI will provide the Board with the bids received to date.

B. Parking: In response to a query from the Board, our attorney on retainer, Mr. Schild, reported that it is within the existing authority of the Board to issue parking permits for Community areas. There is no legal problem with keeping the existing reserved parking spaces in the community marked as reserved. Parking spaces not marked as reserved can be used by any townhome resident with a valid CMI issued parking pass. Cars parked on Community property without valid CMI issued passes will be towed at the owner's expense.

The Board asked CMI to work with Mr. Schild to get a definitive response from the County about the number of usable parking spaces on Darcy Green Place.

Parking Passes: The Board agreed by a vote of 5/5 in favor that:

1. Old parking passes will be voided and new passes issued, with a target date of 1 October 2010. Old parking passes will not be honored after 30 September 2010.

2. New parking passes will be issued by CMI only to eligible residents who apply for them.

3. All new parking passes will be time limited to one year.

4. Passes issued by CMI for the HOA will be available only to residents in homes on Darcy Green Place, Darcy Green Court, and Clark Court. (Residents on Darcy Forest Dr., Clark Place, and Kimball Place are not eligible as they can get parking passes for those streets from Montgomery County.)

5. Residents in townhomes without garages will be eligible for one resident parking pass and one visitor pass per townhome.

6. Residents in townhomes with garages will be eligible for one visitor pass per townhome.

To effect the parking pass system, the Board asked CMI to present its recommendations and plans for effecting this system before the 30 September 2010 deadline. Changes, if any, to the Community's parking policy will be deferred until the Board is able to review the impact of the new parking pass system.

C. Street lighting: The streetlight at the corner of Darcy Forest Dr. and Clark Place was removed from the electric supply of a homeowner. CMI is looking into the options of getting a solar source for that light and will report back to the Board on its findings. CMI will have the light on Darcy Forest Dr. that was mistakenly disconnected from its electric supply re-connected.

D. Contact information of Board and Committee Chairs for Website: Ms. Mitchell is asking Committee chairs to provide her with their contact information for posting on the Community website.

V. New Business: None

VI. Adjournment: 9:44 PM.

VII. Next Meeting: The next meeting of the Board is scheduled for Monday, July 19, 2010, at 7:30 PM at the Montgomery Hills Baptist Church.

Respectfully submitted,

Clara J. Witt, Secretary