

Forest Glen Station Homeowner's Association
Annual Meeting of the Association and Executive Board Meeting
March 9, 2010

I. Call to Order: The meeting was called to order by the President at 7:35 P.M. This meeting served as the Annual Meeting of the Association as well as the monthly Board meeting. The Annual Meeting had been scheduled for February 8, 2010, but it was cancelled because of the severe snowstorms that struck the area on 5-6 and 9-10 February.

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; Clara Witt, Secretary; and, Joe Hubbard, Member at Large. Others Present: Melanie Mullaney representing CMI. Community Members present were: Svetla Baykoucheva, Lisa Cardo, George Tsisaras, Scott Thompson, Margaret Racolin, Mark Major, Douglas Keeton, Jonathan Stuckey, Jason Sartori, James Mitchell, John Corwith, Rodrigo Gonzales, Daniel Astier, Ganesh Shrestha, Allison Martin, Camilla Jones, James Miller, Judith Miller, Vincent Lee, Anes Rodriguez, William Ewing, Christine Norris, Joshua Pitlick, Catherine Bocskor, Joseph Semo, Charles Brandi, Carl Samuels-Botts, Rabi Venkataramani, Stanley Yu, Marc Weinberger, and Rodney Rudd.

II. Approval of Minutes of Last Meeting. The minutes for the January 11, 2010 Board meeting were reviewed and approved by the Board unanimously.

III. Establishment of quorum. A quorum was reached because more than the required number of 22 for Members present and proxy ballots was achieved. Two community Members volunteered to count the votes for the election of Members to fill the two 2010 Board vacancies and the votes about the proposed change to the covenants.

IV. Election of Board Members. Two nominees for the Board appeared on the ballot mailed to Members prior to the meeting. One additional nomination for a Board vacancy was made from the floor. Community Members present were given the opportunity to vote if they had not previously voted by mail ballot. Charles Ehrlich and Joe Hubbard were elected as Board Members.

V. Covenant Amendment: The Board had proposed a change to the covenants to clarify the Board's authority to assign or reserve parking spaces in the common area of the community. The text of the proposed covenant change read:

In keeping with the provisions of Section 7.4 (b) of the Declaration, the Board of Directors of the Association shall have the power, on behalf of the Association, to adopt, and promulgate among the membership in writing, reasonable rules and regulations governing the use of parking areas including, but not limited to, the power to assign the use of individual parking spaces to individual Owners.

A total of 34 votes were received. Of these, there were 15 votes for and 19 against the proposed change. As a result of the vote, the Association has reserved to itself the authority to assign or reserve parking places. Any changes to the assignment or reservation of parking places will need to be done by a vote of the community as a whole. On the issue of assigning parking spaces, the Board will draft proposed changes and submit them on ballots to the community to vote on in the near future. The Board welcomes assistance from the Community in helping to draft such ballots. The Board does retain other authority relating to parking issues such as the issuance of parking passes. In the meantime, the parking status quo remains in effect.

VI. Officer/Committee Reports

A. Parking and Safety: The committee conducted a neighborhood walkthrough on March 10th. Mr. Rudd will draft a report of committee findings and submit it to the Board. Mr. Rudd mentioned that the committee noted that the back entrances of the homes on Darcy Forest Drive facing the woods had no ambient light available when individual homes did not have their back lights on. He also noted that there were two light bulbs in community street lights that needed replacing. CMI was asked to replace the non-functioning bulbs. The committee will make a second walkthrough to assess the needs for additional lighting in the near future. The time and date of that walkthrough will be announced.

B. Landscaping and Grounds: The committee is arranging to have a community clean up scheduled for April. The two trees on Kimball Place that were planted last year are now dead. As these trees are under warranty, CMI will arrange for them to be replaced. A community Member asked that the committee look at two trees in the forest preserve area near the tot lot on Clark Place because the trees appear dead and might pose a risk to the nearby houses. The committee will arrange to inspect the trees with the County arborist to get a County recommendation on how best to proceed. Because of the snow removal and chemical damage to community lawns, it is expected that repairs to grass areas will need to be undertaken this spring. It was also noted that because of the early snow, leaves along Darcy Forest Drive and Kimball Place were not removed and are causing damage to the lawns. CMI will work with the lawn maintenance company to try to mitigate the damage. Several community Members complained about the apparent lackluster performance of the lawn maintenance company and CMI agreed to look at possibly getting bids from other companies for Board consideration, when the current contract expires.

C. Social Committee: There will be a community clean up event sponsored by the committee. The committee will send out notices of time and date when that is decided.

D. Covenants Committee: The committee distributed a newsletter notifying the community of the problems with common parking spaces being blocked by obstacles and the use of lawn ornaments and asked community Members to refrain from such practices. The committee believed that there was no positive response to the newsletter. Therefore in follow up, the Board agreed to have the Covenants committee send out probable cause letters to households known to be blocking parking spaces. In response to the probable cause letters, a request was received to conduct a covenants committee hearing to discuss garbage can storage and parking space reservation issues. This hearing is scheduled for March 12. The Board briefly discussed the issue of garbage can storage by homes without garages. This issue will be further discussed by the Board after the Covenants Committee meeting on the 12th.

E. Treasurer's Report. Ms. Mullaney summarized the last financial report. The snow removal costs for the last few months totaled more than \$25,000.00. Of the total, \$8,589 was spent in December 2009 so it will be covered by the 2009 budget. The 2010 budget did allow \$10,200 for snow removal. The outstanding remainder of the costs will be covered by the Community's snow contingency fund. This highlights the need for the contingency fund for unbudgeted bills in the future. It was noted that overdue assessments total around four thousand dollars, with consistency in the units being delinquent.

VII. Open Forum:

A suggestion was made that the community look at bids from different companies for future snow removal and landscaping contracts. The landscaping committee was asked to seek other bids from other companies and work with CMI to review other companies.

A community Member noted that excessive water runs off the Finnmark property and near to or into townhome garages near Arthur Ave. and Clark Place. CMI stated that it was aware of the problem and that when the asphalt repairs are eventually made this problem should be resolved.

A community Member mentioned that the community often loses electricity when nearby non-community homes do not. A request was made to ask PEPCO to check the transformer box to see if it is defective and therefore causing some of the electrical problems experienced. The Board asked CMI to contact PEPCO and ask it to check out the transformer box.

A red Honda appears to be abandoned on Darcy Green Place. The Board asked CMI to arrange for it to be towed away.

A community Member noted that the community list server is not permitting some community Members access to the community's electronic bulletin board. The Board will query the person responsible for the list server to resolve the problem. The same community Member volunteered to print newsletters for the community at no charge as a back up method for distributing community news.

A suggestion was made that community votes be done electronically instead of by paper ballots. The Board noted that, while Maryland allows Association Boards to vote electronically, it does not allow electronic community-wide votes. The Board will consult with Mr. Schild, the attorney on retainer, to see if other voting options are available to the community.

VIII. Old Business:

A. Parking on Darcy Green Place. CMI reported that the county has stated that reserved parking on Darcy Green Place is not permitted. While we may be able to use the street for parking, the spaces cannot be marked as reserved. The street can be used for parking so long as cars do not block access by emergency vehicles. The very last parking space should not be used for parking and that area should be marked as a no parking area.

B. Parking Survey: It was noted that the parking survey was very helpful in informing the Board about the parking issues facing community Members. The Board thanks those who completed the surveys.

IX. New Business:

A. Lamp Post on Darcy Forest Drive: CMI stated that reimbursement was made to the resident who was paying the electrical bill for the lamp post at the corner of Clark Place and Darcy Forest Drive. CMI will develop a contingency plan for powering the lamp post for consideration by the Board. CMI will change the powering of the lamp post before June 1, 2010.

B. Community Participation in HOA Meeting: The Board thanked all community Members who attended the meeting. It is very important for community Members to attend such meetings and contribute to Board discussions and deliberations on issues facing the entire community.

C. Election of Officers to the Executive Board: The Board deferred to the April 19 meeting its election of Officers to specific positions on the Board.

X. Adjournment: 9:40 P.M.

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

Respectfully submitted,
Clara J. Witt, Secretary