

Forest Glen Station Homeowner's Association
Executive Board Meeting
November 8, 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; Charles Ehrlich, Treasurer; and Joe Hubbard, Member at Large.

II. Approval of Minutes of Last Meeting. The minutes for the October 18, 2010 Executive Board Meeting were reviewed and approved as amended.

III. Officer and Committee Reports.

A. Treasurer: The Treasurer and the rest of the Board reviewed the financial report from CMI pertaining to the period through October. The Board reviewed a payment to a homeowner of uncertain nature. The Board will discuss this with Mr. Biles of CMI. They also reviewed the invoice for September work done by Power Systems Electric (PSE) in disconnecting the HOA street light and reconnecting the county lamp on Darcy Forest Drive. The board had several questions to discuss with Mr. Biles before the next meeting. (See also VI. A. below.)

The Board also reviewed the process for the budget for 2011. It was noted that the proposed budget had been mailed on October 27, 2010 to all homeowners in the community for their review during the 30 days prior to the Board's final review and approval of next year's budget. In order to expedite the approval process, the Board will have a special meeting on November 29 to invite comments from all homeowners. The Treasurer noted that he had several questions for Mr. Biles about details of the proposed budget and he will seek clarification before the November 29 meeting.

B. Grounds and Landscaping: The President reported that the Chair of the Committee agreed to contact Behnke's nursery about the overdue replacement of two trees on Kimball Pl. In addition, the Chair will examine the trees in the community that still show the adverse effects of last winter's snows and will make recommendations about correcting their status.

C. Parking and Safety: No report.

D. Covenants: No report.

E. Social: There was no report, but the Board noted for the record that the President had approved the reimbursement to the Chair of the Social Committee for the previously authorized expenditures (\$516.67) for the Block Party (October 30) and Halloween Parade (October 31). The Board complimented and thanked the Chair of the Committee (Camilla Jones) and the other volunteers who had worked hard to make these events a success.

IV. Open Forum. No issues were raised or discussed.

V. Old Business. Parking and Safety Issues. The Board has still not received any response from the county regarding curb parking at the east end of Darcy Green Place. Because Mr. Biles could not attend this meeting, the Board has received no update about the ordering of parking hang tags. At the last meeting the Board had selected and approved the acquisition of such tags. The Treasurer will ask Mr. Biles about this matter when he contacts him about the other items raised at this meeting.

VI. New Business.

A. Accountant's Letter re A Deferred Assessment Resolution. The Board reviewed a letter from Goldklang Group about deferred assessments. In the letter, Goldklang Group recommended that each year, before the end of the fiscal year, the Board pass a resolution that would state that "The Association elects to apply all or part of the excess assessment income to the following year's assessments and that such final amount shall be at the Board's discretion." The purpose of the resolution would be to strengthen the Board's position if it elected to prepare its income tax filing using the Corporate Method. After the current fiscal year has ended and the audit has been completed, the accountants would recommend the best filing method (Corporate vs. Exempt). The Board agreed to reconsider this recommendation at the December meeting after having obtained guidance from CMI.

B. Proposal from Power Systems Electric (PSE) to Restore Power to Street Light. The Board discussed the PSE proposal to restore power to the street light (originally erected by the HOA) near the corner of Clark Place and Darcy Forest Drive. The proposal contained two alternatives: 1) Replace the existing light fixture with a solar-powered fixture. The amount of light given off would be considerably less than a 100 watt lamp. Proposed cost would be \$1,646. PSE does not recommend using the solar fixtures. 2) Restore electrical power to the existing light by running power lines from a transformer on the opposite side of Darcy Forest Drive. This would require installing a meter near the transformer, running power lines under 2 sidewalks, Darcy Forest Drive, and as much as 144 feet of turf. Proposed cost would be \$4,143. The Board discussed these options and was not inclined to undertake either one. The Board considered the possibility of simply asking the county to allow connection of this light to the existing county light already on Darcy Forest Drive. No final decision was made, pending further discussion with Mr. Biles of CMI.

VII. Adjournment. 8:33 PM

VIII. Next Meeting. The next meeting of the Board is scheduled for Monday, November 29th, at 7:30 PM at the Montgomery Hills Baptist Church.

Respectfully submitted,
Francis L. O'Donnell
President