

Forest Glen Station Homeowner's Association
Executive Board Meeting
October 18, 2010

I. Call to Order. The Board was called to order by the President at 7:35 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. Others Present: Jim Biles (representing CMI) and Camilla Jones, Chair of the Social Committee.

II. Approval of Minutes of Last Meeting. The minutes for the September 27, 2010 Executive Board Meeting were reviewed and approved as amended.

III. Officer and Committee Reports.

A. Treasurer: The Treasurer reviewed the monthly financial report provided by CMI. If there are no additional snow removal charges during the rest of this year, expenditures for snow removal in 2010 will still have been well over (\$9,200) the budget projection. All other expenditures in the aggregate thus far have been under budget. Excess expenditures can be covered from the snow removal reserves and from the general operating fund. Except for the costs of snow removal, the budget execution has gone well. There are 4 homeowners who are 90 days in arrears with their assessment payments. One of these properties is in foreclosure. Although the CMI lawyer is diligent in making collections, it is possible that some of these debts may have to be written off if the auditor recommends doing so. The Board noted a charge to the HOA for repairs to the exterior of one of the condominium units and asked CMI to correct this by removing the charge to the HOA and charging the costs to the condominium association.

A first draft of the 2011 budget was discussed. The Board discussed options for transfer of the funds currently held in the storm water pond reserve fund. The Treasurer will confer with CMI to develop a plan to transfer part of the reserve to operating funds and to adjust assessments to build up the snow removal reserve funds. Possible tax implications of the transfer of reserve funds are minor because taxes apply only to the interest earned on funds. The Board made plans for expeditious review of a draft 2011 budget so that the proposed budget can be distributed to all homeowners for review and possible comment at least 30 days in advance of the December meeting at which the Board will review and approve the budget. This 30 day requirement is pursuant to a recent amendment to the Maryland Homeowners Association Act that took effect on October 1, 2010. Approval of the budget in December will permit CMI to prepare the 2011 coupon books for distribution to residents in a timely manner.

B. Grounds and Landscaping: No report.

C. Parking and Safety: No report.

D. Covenants: No report.

E. Social: Ms. Jones reported on plans for the community block party (Saturday, October 30, 12:00 – 4:00 PM) and the Halloween Parade (Sunday, October 31, 6:00 PM). She submitted a proposed list of detailed expenditures. The 2010 budget provided \$500 for Social Committee expenses. The Board authorized Ms. Jones and the Social Committee to proceed and to submit receipts of expenses to the President for approval and rapid reimbursement by CMI. The Committee will meet on Saturday to finalize plans. The Board thanked Ms. Jones and the other Committee members for their efforts in planning and managing these events.

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

V. Old Business.

A. Grounds and landscaping: The President will contact Behnke's nursery about their not yet having replaced the dead trees on Kimball Place.

B. Parking: The Board reviewed the samples of parking hang tags shown on the web site provided by CMI. The Board selected one type and authorized CMI to procure them from the supplier. The tags will be issued to residents of Darcy Green Place and Darcy Green Court. One (1) tag will be issued to each household with a garage if the occupants request such a tag for visitors. Two (2) tags will be issued to each household without a garage.

The Board noted the August 9 letter from the Thomas Schild Law Group to the Montgomery County Fire and Rescue Service requesting a review of the HOA's request to authorize curbside parking at the east end of Darcy Green Place. No response from the County has been received yet.

C. Street Lighting: The Board briefly discussed the notion of purchasing fluorescent bulbs for outdoor lighting in the alleys but made no decision.

VI. New Business. None except as noted above (draft 2011 budget; block party and Halloween Parade).

VII. Adjournment. 9:09 pm

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

Respectfully submitted,
Francis L. O'Donnell
President