

**Forest Glen Station Homeowner's Association
Executive Board Meeting
September 27, 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; Birgit Mitchell, Vice-President; Charles Ehrlich, Treasurer; and, Joe Hubbard, Member at Large. Others Present: Rodney Rudd and Jim Biles representing CMI.

II. Approval of Minutes of Last Meeting. The minutes for the August 9, 2010 Executive Board Meeting were reviewed and approved as amended.

III. Officer and Committee Reports.

A. Treasurer: The Treasurer reviewed the monthly financial management report. Costs for landscaping of the storm water pond will be paid from the site maintenance fund. Funds in the storm water reserve fund do not need to be kept there, since the county now is responsible for the pond maintenance. A charge to landscaping should have been taken from the lawn maintenance category, and that has been corrected. Discussion of lawn maintenance in 2009 covered a possible overage in costs. It may have been a billing related to 2008 work. CMI will research this subject further. Snow removal was the biggest overage for 2010 so far. Delinquencies in assessment payments are at a low level.

The Treasurer then led a first discussion of the draft 2011 budget. Comparisons were made to the 2010 budget. Mr. Biles noted that new state law requires that the proposed budget must be mailed out to the entire community for review prior to the Board taking action to approve it. Among the topics covered were the following:

- Interest earnings are projected to be lower.
- Carryover of money from the previous budget year.
- Reimbursed legal fees should stay at 0.
- Landscaping contracts.
- The snow removal "fund" in draft budget.
- The use of the Operating Fund contingency and its line item in the budget.
- Storm water pond insurance (line item 30920). (A question for our attorney). If not liable, the HOA should not pay for insurance.
- The 30920 line item for storm water pond reserves.
- Budgeting for reserves.

B. Grounds and Landscaping: No report

C. Parking and Safety: No report. Mr. Rudd provided a key to Mr. Biles for the Metro gate.

D. Covenants: No report

E. Social: No report

IV. Open Forum. None.

V. Old Business.

A. Grounds and landscaping:

1. Replacement of dead trees on Kimball Place. Behnke's has still not replaced them. Mr. Biles called Behnke's but has gotten no response. The original order date was 5 May 2009.

2. Storm water retention pond: A&W did remove grass cuttings. Mr. Hubbard and Mr. O'Donnell spent a few hours removing caked mud and trash from the sand in the pond and drainage has been excellent since then.

3. Homeowners were reimbursed for the costs of hauling away bamboo cuttings.

4. Rodent survey of the community. The pest controller did the survey, found many rodent burrows, and applied treatments. A bill has not been received yet.

B. Parking:

1. A response from the County re parking at the end of Darcy Green Pl. has not been received.

2. Mr. Biles will send the Board information about new hang tags for permitted parking.

C. Street Lighting:

1. A methodical survey of the neighborhood for possible lighting improvements is still pending.

2. Mr. Biles was asked to estimate costs of fluorescent bulbs for outdoor lighting in alleys.

3. The homeowner was reimbursed for the electric bill for the street light on Darcy Forest Dr.

D. Other: Halloween party and parade for 2010. The VP will check with the Social Committee..

VI. New Business.

A. Personal property tax return for 2010. The President signed the 2010 personal property tax return for the HOA. There is no personal property tax due, but a return needs to be submitted annually.

B. Draft budget for 2011. The Treasurer will meet again with Mr. Biles before the next Board meeting.

C. Other. There is no functioning condo association for the 7 condominium units in the community. Discussion covered possibly incorporating them into FGS HOA. The Board should ask questions to our attorney re liabilities, advantages, and disadvantages to doing so. Mr. Hubbard encouraged CMI to send a letter to the condo residents.

VII. Other. None

VIII. Adjournment. 9:47 pm

IX. Next Meeting. The next meeting of the Board is scheduled for Monday, October 18th at 7:30 PM at the Montgomery Hills Baptist Church.

Respectfully submitted,
Francis L. O'Donnell
President