

MINUTES
WETHERSTONE HOMEOWNERS ASSOCIATION (WHOA)
13 January 2004

The WHOA Board of Director's (BOD) meeting was held on 13 January 2004 at the Ninio residence (10938) and was called to order at 7:05 p.m. with the following members of the BOD in attendance: President Gary Yeck (GY), Vice President Harriette Steine (HS), Secretary Scott Christiansen (SC), Treasurer Alberto Ninio (AN) and Amy Williams (AW). HS also serves as the Grounds Committee (GC) Chair. Barry Steine (BS), Architectural Care Committee Chair (ACC) and Kwame Yiadom (KY) of Abaris Realty were also in attendance. Homeowner Kiran Rathod attended to contribute homeowner comments.

Minutes from the BOD Meeting on 21 October 2003 were accepted as presented and will be distributed to the community.

Homeowner Comments:

Mike Sommer (10901) asked SC whether the minutes would be distributed as in the past. In the transition from Tony Zapata to KY from Abaris the draft minutes from 21 October 2003 were not distributed. The BOD and Abaris apologize for this miscommunication. The draft minutes will henceforth be cleared by the BOD, distributed to the community for comment as soon as possible and then accepted or modified and initialed by the BOD members in the ensuing BOD meeting.

Marcia Ninio provided an update on the drainage problem caused in part by the earth works and resultant landscape around the new development to the southwest of their property. She spoke to the project developer (Chris McKee) and he promised to grade the soil surface to reduce water flow off the property which then runs along the WHOA retaining wall. He would not put his promised actions into a letter to WHOA. The question is whether we should continue to interact on this informal basis or raise the level of discussion to a more formal level. Before the property development is finished and the responsibility passes to new owners, The BOD agreed to commission a lawyer to ask Mr. McKee to perform work to which he had previously agreed, namely to decrease drainage off the development along the WHOA retaining wall, which would reduce water logging experienced by homeowners living adjacent to the wall. AN recommended that KY contact Larry Wachtel to be hired as the attorney.

AW provided a bid from AW Landcape that indicated that she would be contracting work to improve drainage around her house (10924). She said that some of the work would be on community property. The work would improve the overall drainage situation so the WHOA agreed to allow AW to proceed with the work. WHOA would consider contributing to the work on the common area but needs to see a break down of costs. AW will provide this information.

Kiran Rathod (10929) came to the BOD meeting to discuss his windows. The frame caps are beige but the window frames are white. BS requested that the trim around the door and garage door be painted to match the caps around the windows. It would be too difficult to change the windows. Mr. Rathod and the BOD all agreed with the compromise suggestion. The work will be done when the temperatures warm up.

Committee Reports:

No reports but one comment:

BOD was reminded that the seven shrubs that did not survive from a landscaping contract two years ago were supposed to be replaced by the company (Perraca Landscaping). KY will call and try to rectify the problem.

Financial Report:

During the last meeting BOD, AN suggested the establishment of a small committee of interested homeowners to evaluate a new budget that reflects projected costs and the recommended funds needed for the reserve. Due to the fact that minutes were not distributed (because of the change in property managers), BOD requests again that those who are interested contact AN. GY and AN agreed to work with the proposed committee.

Based on the satisfactory experience with the auditors used in 2002 (Goldklang, Cavanaugh & Associates), the BOD accepted their bid to be auditors for 2003 and 2004.

Correspondence to and from management:

Architecture: Homeowners who received letters from Abaris have complied with suggestions made by the BOD.

Theft: A crime alert letter was issued to all homeowners.

Property management manager: The BOD welcomes KY to our meetings and looks forward to a very productive relationship.

Old Business:

Water management easement: GY and SC signed a document indicating that management for the oil grid separator will be passed to Montgomery County.

Speed bumps: Signs should be erected to warn drivers about the speed bumps. KY will discuss this issue with Tony Zapata to make sure there is a follow-up. After a recent snowfall, Rocky Mount Way was plowed, bumps were gouged by the plow and the paint was chipped. BS volunteered to repaint the affected areas.

Petition concerning a no turn on red at Inwood Avenue: No response yet from the country. GY and KY will follow up with Montgomery County.

New Business:

None

Next Meeting: The next meeting will be held at 7 p.m. on March 16, 2004 at the Steine residence (10932).

BOD email addresses: GY (gyeck@fs.fed.us), AN (aninio@worldbank.org), HS (hbsteine@aol.com), SC (sac@ars.usda.gov); AW (dnawilliams@comcast.net) and KY (kwame@mris.com).

The meeting adjourned at 8:30 p.m.

<u>Board Member</u>	<u>Initials</u>	<u>Date</u>
Gary Yeck, President 10942; Tel 301-649-3453	GY	3/16/04
Harriette Steine, Vice-President 10932; Tel 301-649-4884	HS	3/16/04
Alberto Ninio, Treasurer 10938; Tel 301-649-4243		
Scott Christiansen, Secretary 10905; Tel 301-649-6379	SC	3/16/04
Amy Williams 10924; Tel 301-649-3290	ALW	3/16/04