

MINUTES
WETHERSTONE HOMEOWNERS ASSOCIATION (WHOA)
23 August 2005

The WHOA Board of Director's (BOD) meeting was called to order at 7:10 p.m. on 23 August 2005 at the Steine residence (10932) with the following members of the BOD in attendance: President Gary Yeck (GY), Vice President Harriette Steine (HS), Treasurer Alberto Ninio (AN) Secretary Scott Christiansen (SC) and Travis Smith (TS). HS also serves as the Grounds Committee (GC) Chair. Barry Steine (BS), Architectural Care Committee Chair (ACC) and Kwame Yiadom (KY) of Abaris Realty and several homeowners also attended [Lisa Heiser (10901), Mike Sommer (10901) and Alan Goodman (10907)].

Minutes from the BOD Meetings on 12 April 2005 were accepted and will be distributed to the community.

Homeowner Comments and Discussion:

All of the comments had to do with trees downed in the recent storm. It has taken a while to get bids for tree removal on various parts of the property, with estimates valued within a range of approximately \$2,950 to \$12,000. The lowest bid was submitted from Walt's Tree and Landscaping Service LLC – significantly lower than the other two bids.

The treasurer (AN) highlighted this work as a summer-time example of another cost that has unexpectedly impinged on our regular operations budget.

Some of the residents wondered whether the clean-up was dealt with in a timely manner. There are provisions for special meetings; however, according to Abaris it required time to obtain reasonable bids because the tree damage was not just limited to our community and the landscaping companies had many job requests requiring estimates.

Special assessment: The BOD discussed the management of the reserve, asking whether we can label the above average snowfall and tree removal events as emergencies so that we do not exhaust our operating budget. Abaris declared that the WHOA rules and regulations prohibit us from using the reserves because it is specifically designed to replace major capital items when needed, such as Rocky Mount Way, street lights, retaining wall, or sidewalks. We were advised that the above average number of snow removal days and extraordinary landscaping costs are events that community members should address using a special assessment (in lieu of or in addition to the 5% increases in dues that the BOD has been enacting). If community members were to vote in favor of the assessment it would take the stress off the regular budget. Owing to the fact that homeowners are fatigued by regular fee increases the BOD accepted AN's proposal to voluntarily poll the homeowners to gauge their willingness to pay an assessment. An approval for such an assessment to cover both the snow and tree removal in 2005 can be made if 60% or more of the of homeowners vote in favor.

ACC Committee Report:

Maintenance: Seventeen letters were prepared and distributed to homeowners who should give attention to railings, discolored concrete steps, and deteriorating fascia boards. Action was requested by 31 May 2005. Follow-up calls were placed to several homeowners to urge them to take care of their properties. It was noted that some of letters were addressed to community members that were absent. The ACC committee members reminded the BOD that if homeowners are absent arrangements should have been made to take care of home maintenance.

10940 and 10946 are still not in compliance so the \$100 fines will be continued – and there was some discussion about doubling the fines until the issues are resolved.

Financial Report: Abaris provided the BOD with the report through 31 July 2005. TS initiated a discussion about the low yield (0.77%) that WHOA receives from the bank that is holding our reserve funds. It was recommended that KY and Abaris review additional options for presentation in the next meeting.

Update on Delinquency: None to report.

Correspondence to and from management:

- Letters concerning downed trees were addressed in the homeowner's comments (above)
- Letters to homeowners having architectural deficiencies were addressed as *finis* (above)
- Abaris wrote to a consultant who advised on the *retaining wall* section (below)
- Abaris sent letters to residents on Wheaton Lane who have been trespassing on WHOA property (as requested at the Annual Meeting)

Old/New Business:

Montgomery County Storm Water Management: For several years, the WHOA BOD has been working to transfer our responsibility for repairs of the oil grid separator to the County. WHOA was supposed to fund a final set of tasks, estimated at \$2937.50 prior to Montgomery County taking over responsibility. We asked for a second bid to better the first bid but the second estimate was \$4798; therefore, the BOD voted to approve the initial less expensive bid.

Retaining Wall: Montgomery Consulting was retained to advise on the problems associated with the retaining wall over the past several months. When AW Landscaping completed the job, a request was made by the BOD to the consulting company to ascertain that the job was satisfactorily completed, yet the same problem with the retaining wall occurred less than six months later. After this event, KY received a bill for \$600 for the consultant's time from Montgomery Consulting. Due to the inaccurate assessment by the consultant, the BOD stands behind its decision not to pay the company.

Erosion after the heavy rain: SC reminded the BOD about the water drainage situation. Water flows easterly from behind the retaining wall until it reaches the end of the wall at which point there is a dip in the surface of the land that allows the water to drain down to the WHOA parking lot. WHOA BOD agreed to rework the soil surface to allow drainage to continue flowing east toward Sligo Creek Park.

Street sweeping: SC reminded the BOD that regular lawn maintenance should also include street sweeping, or blowing, as a part of the lawn maintenance contract, owing to the soil that ends up on the street after almost every rain.

WHOA website development: While most of the other small projects mentioned at the Annual Meeting had mild support the website was widely viewed as important and warranted. Ideas mentioned for posting on the site (including many items that used to be touched upon in the newsletter that is now defunct): (1) WHOA rules, regulations and covenants; (2) original paint manufacturer colors for all units; (3) minutes of the BOD and Annual Meetings; (4) tips on frequently occurring repairs or equipment failures (leaky shower stalls or baths leading to caved in ceilings, defective sprinkler heads, warnings that refrigerators and hot water tanks are reaching the end of their life expectancy); (5) electronic notice board about activities that would allow for collective bargaining if more people joined together (e.g. consolidated bids for house painting or

deck washing); (6) notes on the positive performance of contractors, plumbers, painters, carpenters, etc.; and (7) a location map and directions to tell your friends how to get to Wetherstone. It was agreed that Hal Hubachek (10944), Eric Mandel (10911) and SC (10905) form a task force to study and report to the BOD concerning the design, hosting, maintenance and expense of the proposed website. The subcommittee was unable to meet to discuss plans for the website; therefore, SC promised action by the next meeting.

WHOA BOD Officers: No changes in position were made to roles after the Annual Meeting re-election of two members of the BOD.

Next Meeting -- Annual Meeting: The next meeting will be scheduled at 7 p.m. on Tuesday 6 October 2005 at the Steine residence (10932).

BOD email addresses: GY (garyyeck@ms.com), AN (aninio@worldbank.org), HS (hbsteine@verizon.net), SC (sac@ars.usda.gov); TS (tsmith@totalwine.com) and KY (kwame@mris.com).

The meeting adjourned at 9:00 p.m.

<u>Board Member</u>	<u>Initials</u>	<u>Date</u>
Gary Yeck, President 10942; Tel 301-649-3453		
Harriette Steine, Vice-President 10932; Tel 301-649-4884		
Alberto Ninio, Treasurer 10938; Tel 301-649-4243		
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