

**COMBINED MINUTES  
WETHERSTONE HOMEOWNERS ASSOCIATION (WHOA)  
9 and 24 August 2004**

**Meeting held 9 August 2004**

A special WHOA Board of Director's (BOD) meeting was called to order at 7:15 p.m. on 9 August at the Steine residence (10932) with the following members of the BOD in attendance: President Gary Yeck (GY), Vice President Harriette Steine (HS), Secretary Scott Christiansen (SC), and Amy Williams (AW). HS also serves as the Grounds Committee (GC) Chair. Barry Steine (BS), Architectural Care Committee Chair (ACC), Kwame Yiadom (KY) of Abaris Realty as well as home owners Gyula Kovach (GK - 10930) and Travis Smith (TS - 10923) also attended. Treasurer Aberto Ninio (AN) was traveling and apologized for not attending.

**Retaining Wall**

This special meeting was called to address the problems of runoff and soil erosion from behind the retaining wall caused by construction in the McKee Development on Wheaton Lane. The group made a site visit to see the retaining wall and its problems.

WHOA has received a bid from Facility Service Company (FSC) Inc. to resolve the problem. A shortcoming with the bid is that it does not address the issue of filling the holes in the soil behind the south retaining wall. We need to get at least three bids that are based on the same criteria given to FSC. AW will bring the issue to the attention of a contractor that she has employed in the past and KY will find at least one more bidder. All the work will be coordinated through KY so that we are sending out standard information for a comparison of bids. BS and GK will also participate in the site visit by bidders. It was decided to defer further action until the next board meeting scheduled for 7 p.m. on 24 August 2004 at the Steine residence.

**Change of WHOA BOD Officers and Members**

AW and her husband Derrick will be moving as a part of a staff reassignment and will rent their home. This precipitated a decision to recruit a replacement member of the BOD. Travis Smith (TS) was unanimously welcomed to the BOD. The WHOA President and members of the BOD wish to thank Amy for her service to the community and wish the family (including their new baby girl) good luck in their new posting. All other officer positions will remain the same for another term, as indicated on the signature page of the minutes.

**Meeting held 24 August 2004**

A regular WHOA Board of Director's (BOD) meeting was called to order at 7:15 p.m. on 24 August at the Steine residence (10932) with the following members of the BOD in attendance: President Gary Yeck (GY), Vice President Harriette Steine (HS), Treasurer Aberto Ninio (AN) and Secretary Scott Christiansen (SC). HS also serves as the Grounds Committee (GC) Chair. Barry Steine (BS), Architectural Care Committee Chair (ACC), Kwame Yiadom (KY) of Abaris Realty and home owner Amy Williams (AW - 10923) also attended. Travis Smith (TS) was traveling and apologized for not attending.

Minutes from the BOD Meeting on 16 March 2004 were accepted as presented and will be distributed to the community.

Homeowner Comments: None

Committee Reports: None

Financial Report: The August financial statement is not yet complete and will be mailed upon completion.

Update on Delinquency: Unit 10946 was informed that they are delinquent on home owner fees. A lien was filed on 24 March 2004. No action to correct the situation has been made by the homeowner so the issue has been forwarded to an attorney.

Correspondence to and from management:

- a. A check in the amount of \$500 was sent to Amy and Derrick Williams (10924) per direction of the BOD to refund part of their costs in correcting a drainage problem that partly concerned a common area.
- b. Homeowners who have not complied with management letters (10940 and 10946) will be requested to attend a WHOA hearing on 21 Sep 2004 at 7 pm hosted by GY (10942). KY will prepare correspondence to that effect.
- c. The ACC will follow up on maintenance issues for 10927, 10929 and 10965.

Old Business:

*Landscaping corrections to protect the retaining wall*

(1) MainScapes Inc., (2) A.W. Landscaping and (3) Facility Service Company provided management with bids to solve the current drainage problems facing the community – caused by runoff from the development on Wheaton Lane. The bid for MainScapes Inc. was deemed unrealistically low for the magnitude of the problem. Follow-up by management and WHOA BOD will clarify remaining technical issues related to flow rates and warranty in the bids. A decision will be made to award a contract to the most qualified bidder after the BOD confers with each other by email or phone.

New Business:

*New Pepco rates*

Pepco has announced a new rate change effective on 1 July 2004. Rates have not changed since 1988 and are likely to increase by about 13%.

Next Meeting: The next meeting is scheduled for 7 p.m. on 21 September 2004 at the Yeck residence (10942).

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); TS (tsmith@totalwine.com)

The meeting adjourned at 8:15 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		
Scott Christiansen, Secretary 10905; Tel 301-649-6379		
Travis Smith 10923; Tel 301-649-3273		