

MINUTES
BOARD OF DIRECTORS (BOD) MEETING
WETHERSTONE HOMEOWNERS ASSOCIATION (WHOA)
16 January 2007

The WHOA Board of Director's (BOD) meeting was called to order at 7:15 p.m. on 16 January 2007 at the Steine residence (10932) with the following members of the BOD in attendance: President Lori Christensen (LC); Vice President Travis Smith (TS); Secretary Scott Christiansen (SC); and Harriette Steine (HS), who serves as a Board member. HS also serves as the Grounds Committee (GC) Chair. Barry Steine, Architectural Care Committee (ACC) Chair, the representative from Abaris Realty, Evan Donovan (ED) and homeowners from 10946 also attended. Treasurer Lia Fordjour (LF) did not attend.

Minutes from the BOD Meetings on 14 November 2006 were approved and will be distributed to the community. Eric Mandel will be requested to post these minutes as a draft and the older minutes as approved on the WHOA website (www.wetherstonehoa.com).

Homeowner Comments: None.

Correspondence:

Flood damage: Abraham and Rhonda Helal (10946) attended to discuss the flood that occurred in Rhonda's unit (Abraham is her brother) as a result of leaves that were blocking the drain. Rhonda and her husband were on their honeymoon at the time (16 November 2006) but houseguests alerted Rhonda's brother, who took charge of the cleaning and arranging installation of a replacement carpet. At issue is whether WHOA and their ground-keepers were negligent for not removing the leaves that blocked the drain. This is the first time that this ever happened during the 12 years that Rhonda had lived in her townhouse.

LC said WHOA would seek legal counsel to determine what precedents exist. ED will talk to legal advisors at Abaris and check with the WHOA community insurance company – State Farm. The amount of the request is \$2,132.28. WHOA BOD said that we would have an answer as soon as possible.

Nash family (10927) complaint about work on the concrete apron: As reported in the minutes of 14 November 2006, the homeowner complained that the jack-hammering used to remove the old concrete apron caused the concrete slab in their garage to crack due to vibrations caused by the jackhammer. The BOD asked them to provide a qualified professional opinion as to whether that was possible and plausible.

On 8 December, Abaris received another letter from the homeowner, stating that they contacted a senior licensed engineer from the State of Maryland, who helped them hypothesize that the jack-hammering caused the stone beneath the garage to settle, which caused the floor to crack. The BOD regarded the explanation as plausible but does not find it sufficiently convincing as none of the other homes adjacent to where the work was performed were affected. The homeowner asked Abaris to give advice and then repair the damage.

ACC & GC Committees: No report

Financial Committee: No report

New Business:

LC warmed up the BOD for the spring push to accomplish the following:

- (a) Clean the rip-rap
- (b) Repaint the mistakenly identified parking spots that should not be labeled “reserved”
- (c) Sweep the street in spring or ask grounds-keepers to blow it each time they come
- (d) Paint the speed bump
- (e) Ask Abaris to obtain 2-3 estimates to give us an idea of the cost to resurface RMW
- (f) Replace parts of the fence along the retaining wall
- (g) Deal with drainage issues
- (h) Fill the sinkhole behind the retaining wall
- (i) Plant evergreens east of the retaining wall as a visual barrier to screen off adjacent property
- (j) Replace and standardize brass fixtures

Debate on the last point centered on the need to be flexible. We agreed to include the lamps in the list of things included in the spring ACC & GC “walkabout” to check on maintenance and appearance of homes. We also suggested that LC or HS do the homework to identify three or four acceptable models as well as a discount from the supplier so that WHOA homeowners could update their fixtures *en masse* in the most convenient and cost-effective way possible.

Old Business:

Next Meeting: The next meeting is tentatively scheduled at 7 p.m. on Tuesday 20 March 2007 at the Steine residence (10932).

BOD email addresses: HS (hbsteine@verizon.net), SC (schristiansen@usaid.gov); TS (tsmith@totalwine.com); LC (lorimchristensen@hotmail.com); LF (lia_allen@hotmail.com) and ED (evanjdonovan@yahoo.com);

The meeting adjourned at 8:40 p.m.

Board Member	Initials	Date
Lori Christensen, President 10925; Tel 301-649-2195		
Travis Smith, Vice President 10923; Tel 301-649-3273		
Scott Christiansen, Secretary 10905; Tel 301-649-6379		
Harriette Steine, Member 10932; Tel 301-649-4884		
Lia Fordjour, Treasurer 10921; Tel 301-649-1632		