

MINUTES
WETHERSTONE HOMEOWNERS ASSOCIATION (WHOA)
1 November 2005

The WHOA Board of Director's (BOD) meeting was called to order at 7:00 p.m. on 1 November 2005 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 Travis Smith (TS). HS also serves as the Grounds Committee (GC) Chair. Treasurer Alberto Ninio (AN) was traveling and could not attend. Barry Steine (BS), Architectural Care Committee (ACC) Chair and homeowner Eric Mandel (10911) also attended. Evan Donovan (ED) substituted for Kwame Yiadom (KY) of Abaris Realty.

Minutes from the BOD Meetings on 23 August 2005 were accepted with modifications and will be distributed to the community.

Homeowner Comments and Discussion: Eric Mandel again brought to the attention of the BOD that there is an erosion problem behind his house because of shady conditions, lack of vegetation, slope, moisture and treading by passersby and grass-cutting operations. The Grounds Committee will look into the problem and seek a way to remedy the problem.

Eric also mentioned a pre-emergent herbicide that is formulated with corn gluten meal – it is natural and organic. It was requested that the GC could make a suggestion to the company that does our landscaping to replace the toxic products with non-toxic alternatives. Eric is available to provide additional information to the GC.

Board Comment: The Board wanted to know why we didn't receive the Management Report ahead of the meeting.

ACC & GC Committee: Nothing to report.

Financial Report: WHOA BOD is preparing to call for an assessment to cover unanticipated costs and to restore an adequate budget for operations. The BOD will be sending a letter to homeowners asking whether they would like to pay monthly or once per year.

WHOA BOD also agreed on a 5% fee increase. A word of justification is in order. Back when the community was built a homeowner may have paid \$225,000 for the townhouse and \$60 per month as a homeowner's association fee. Now the homes are worth more than \$450,000 and we are asking for a \$5.34 increase on top of \$106.95 per month. This increase is lower as a percentage of home value than what was paid almost 15 years ago. Secondly, Abaris reported that of its similar client homeowner associations our fees are among the lowest. Abaris was asked to document this information for presentation to homeowners in the next set of minutes.

Update on Delinquency: Nothing to report

Correspondence to and from management: Nothing to report

Old Business:

Interest generated on our Reserve Fund: TS remarked that no action had taken place to switch the WHOA reserve account to be managed under a greater interest bearing state. We receive less than 1% on the money held by the bank. It was already recommended that Abaris seek additional options for presentation to the BOD during the present meeting. We have \$39,000 tied up in a

0.5% interest-earning mechanism. WHOA BOD asked Abaris to include a discussion of maturity date and the possible fee for leaving prematurely from the current situation. Given our lack of cash for projects, an interest of 3.5% or greater would allow our reserve fund to generate some cash that can be contributed to the maintenance budget.

Montgomery County Storm Water Management: Abaris paid the required costs for transfer of responsibility for repair and maintenance of the oil grid separator to Montgomery County but WHOA hasn't received a confirmation letter from Montgomery County that exonerates us from further responsibility. We need letters for our files. Abaris will follow up.

Erosion after the heavy rain: SC again 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 the water runs down to the WHOA parking lot. WHOA BOD agreed to have our landscaping company look at the situation and recommend a solution to rework the soil surface to allow drainage to continue flowing east toward Sligo Creek Park. A culvert could be installed but it would be expensive. Another option would be a grassy swale but grass won't grow beneath the pine trees. The GC and landscape people are going to look at the situation and the BOD will then decide on appropriate actions.

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. HS is going to talk to the staff of the company that does the landscaping to see if they would include this in their normal duties.

WHOA website development: Eric Mandel showed the first draft of the website for WHOA. It contained links on directions to Wetherstone and the property management company; a placeholder for the WHOA BOD meeting minutes; and a page with the house colors. He said that a directory could be added and those residents who were interested could be included. We could ask Abaris to send out a release form for their information. We could also put up the Rules and Regulations but would need to scan a copy as we only have a hard copy available as of now. We can add things as needed. BOD members could be listed. We could also add a space that would allow homeowners to communicate about consolidating house painting or deck washing efforts. A page containing tips could also be added where infrastructure deterioration could be discussed (e.g. water tank failure; sprinkler head defects or leaky shower stalls or baths leading to caved in ceilings), and other items that may be of interest to other residents. We asked Abaris for help in establishing the website. (Note the website is now available at <http://www.wetherstonehoa.com/>)

Abaris will distribute a letter to homeowners asking for their permission to post their names on the directory.

The BOD would like to express its appreciation to Eric for his initiative and Abaris for facilitating its posting. The website was called for by a majority of homeowners at the Annual Meeting.

New Business:

Halloween parade: WHOA BOD would like to recognize the leadership of Lori Christiansen (10925) and her neighbors for organizing the "Parade of Kids" on Halloween. The community enjoyed this event for the second year in a row and appreciates the leadership of the organizers.

Unregistered vehicles: It was reported that some of the homeowner's are not communicating the WHOA rules and regulations to renters, some of whom are parking numerous cars in the parking

lot that are not registered. The BOD feels a system of registration is the only way to monitor whether our spaces are being used legitimately by WHOA community members. According to the regulations, cars without valid registration and/or expired tags may be towed at the owner's expense.

WHOA BOD Officers: The BOD is looking for a replacement of our Treasurer (AN) who will resign on 1 December 2005. If anyone is interested please contact any BOD member. The BOD will also approach the volunteers who expressed interest during the Annual Meeting. President GY reported that he would be moving during 2006 but will serve through the Annual Meeting in June; therefore, WHOA would also need to plan for his replacement.

Departure of the Ninio Family: The Ninio family is leaving the community. We will miss the contributions of Alberto and Marcia to WHOA and appreciate all of their volunteered time and effort on behalf of WHOA.

Next Meeting: The next meeting is scheduled at 7 p.m. on Tuesday 10 January 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 8:34 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		