

MINUTES
WETHERSTONE HOMEOWNERS ASSOCIATION (WHOA)
10 January 2006

The WHOA Board of Director's (BOD) meeting was called to order at 7:10 p.m. on 10 January 2006 at the Steine residence (10932) with the following members of the BOD in attendance: President Gary Yeck (GY), Secretary Scott Christiansen (SC) and Vice President Harriette Steine (HS). HS also serves as the Grounds Committee (GC) Chair. Barry Steine, Architectural Care Committee (ACC) Chair and homeowners Lori Christensen (10925) Alberto Nino (10938) and Eric Mandel (10911) also attended. Evan Donovan (ED) attended from Abaris Realty. WHOA BOD member Travis Smith (TS) was not able to attend.

Minutes from the BOD Meetings on 1 November 2005 will be distributed to the community.

Homeowner Comments and Discussion: Eric Mandel (10911) provided an update about the WHOA website (www.wetherstonehoa.com) that is reported below.

Eric is looking into satellite TV and wished to know what the Rules and Regulations had to say about erecting a dish. The BOD cannot prevent a disk from being installed but would appreciate if he and others would use good judgment in how satellite dishes are erected, including cables from the dish to the house so that the wires are not infringing on their neighbor's property.

HS mentioned that she is looking into the alternatives to chemical herbicides that Eric requested at a previous meeting.

Lori Christensen (10925) mentioned that many fences in the community need to be power washed and repaired. The ACC will do a home-by-home evaluation in the spring. Homeowners could negotiate better prices from deck washers if we collaborate to group the work under a single job order.

ACC & GC Committee:

Drainage and erosion: Lori Christensen asked for a systematic evaluation of the drainage situation along the rip-rap. Drainage and erosion are community-wide problems. A comprehensive solution is needed, which might have a phased response in order to take care of the problems permanently. HS asked about the source of finance – the GC budget or the reserves – and ED said that it would depend on the approach taken but left open the possibility to tap into the reserve.

SC mentioned that the BOD is repeatedly addressing some issues in the minutes, which is repetitious, but this is how the BOD keeps unfinished business on our agenda. Here is a summary of things that need attention:

1. Eric Mandel has twice reported his concern that there is an erosion problem behind his house because of shady conditions, lack of vegetation, slope, high moisture, treading by passersby and grass-cutting operations. Lori Christensen mentioned that many PVC pipes are exposed and are now cracked and that the covers installed by Comcast and Verizon are poorly fitted and are in need of attention.
2. SC has reported on several occasions that water flows easterly from behind the retaining wall until it runs down to the WHOA parking lot. A solution is needed to allow water to

continue flowing east toward Sligo Creek Park. A culvert could be installed next to the curb.

3. If we solve the problem mentioned in the item immediately above it would exacerbate the poor drainage conditions behind units 10901 through 10907. Some kind of ditching might route water more effectively towards the rip-rap.
4. SC has also called for street sweeping, or blowing, as a part of the lawn maintenance contract, owing to the soil that ends up on the street after rainfall events.

Garbage cans required: BOD wishes to reiterate that garbage cans are required and that homeowners are responsible for their trash.

Financial Report:

WHOA BOD 5% fee increase and possible assessment: Homeowners pay 5% more for their fees in 2006 and the BOD sees the need for other measures, including an additional assessment. As of the Annual Meeting there were several issues that have not been addressed due to lack of funding. Here is a quick review:

1. New set of mail boxes (\$5,000) – should be approved by the U.S. Postal Service.
2. Cleaning of the rip-rap every two years (\$2,000) – WHOA is obliged by Montgomery County to keep the rip-rap free of vegetation.
3. Repair of the degraded concrete aprons between sidewalk and street.
4. Pothole in entrance of Rocky Mount Way needs regular attention.
5. Potential interest in replacing decks with synthetic material. If this was a longer lasting alternative that looked similar to the existing wood we could update the covenants to allow this change.

Update on Delinquency: Two units were fined for failure to comply with ACC regulations.

Correspondence to and from management:

Snow removal: WHOA BOD emphasized the need for the Clarke Brothers to be careful with the speed bumps to avoid damage. It was also mentioned that spreading of sand or salt should take place as early as possible before the snow turns to ice.

Old Business:

Interest generated on our Reserve Fund: Abaris mentioned that they are continuing to focus on securing a better interest payment on the capital reserves.

WHOA website development: Eric Mandel provided an update about the WHOA website (www.wetherstonehoa.com). The website has pages for directions to Wetherstone; our original house colors; links to Abaris; and WHOA BOD's meeting minutes. We will post the most recent meeting minutes as a draft version. Eric started the WHOA Directory but there are only a few entries posted because it has not been possible to request permission from all members of the

community. The BOD requested Abaris to send out a letter to the community to ask permission to post their information on the Directory.

Several additional things can be done are as follows:

1. Post the Rules and Regulations – but we need to scan a copy as we only have a hard copy available.
2. 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/baths leading to caved in ceilings), and other items that may be of interest to other residents.
3. Notices about activities that would allow for collective bargaining if more people joined together (e.g. consolidated bids for house painting or deck washing).
4. Recommended contractors, plumbers, painters, carpenters, etc.

The BOD would again like to express its appreciation to Eric for his initiative and Abaris for facilitating its posting. Please contact Eric (ehmandel@gmail.com) if you are willing to contribute to the effort.

New Business:

WHOA BOD Officers: The BOD welcomes Lori Christensen (LC) to fill one of the Board vacancies created by the resignation of Alberto Ninio. The BOD voted to make Travis Smith the Treasurer.

The BOD will approach the volunteers who expressed interest during the Annual Meeting to serve. President GY that he would be moving during 2006 but will serve through the Annual Meeting in June; therefore, WHOA needs to plan for his replacement.

Evan Donovan will replace Kwame Yiadom as our Abaris representative. The BOD thanks Kwame for his service to the community.

Next Meeting: The next meeting is scheduled at 7 p.m. on Tuesday 14 March 2005 at the Steine residence (10932).

BOD email addresses: GY (garyyeck@ms.com), HS (hbsteine@verizon.net), SC (scott.christiansen@verizon.net); TS (tsmith@totalwine.com) LC (lorimchristensen@hotmail.com), and ED (evanjdonoan@yahoo.com);

The meeting adjourned at 8:20 p.m.

Board Member	Initials	Date
Gary Yeck, President 10942; Tel 301-649-3453		
Harriette Steine, Vice-President 10932; Tel 301-649-4884		
Scott Christiansen, Secretary 10905; Tel 301-649-6379		
Travis Smith, Treasurer 10923; Tel 301-649-3273		
Lori Christensen 10925; Tel 301-649-2195		