

MINUTES
WETHERSTONE HOMEOWNERS ASSOCIATION (WHOA)
12 April 2005

The WHOA Board of Director's (BOD) meeting, held at the Steine residence (10932) on 12 April 2005, was called to order at 7:10 p.m. 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), who came late as previously arranged. HS also serves as the Grounds Committee (GC) Chair. Barry Steine (BS), Architectural Care Committee Chair (ACC) and Kwame Yiadom (KY) of Abaris Realty were also in attendance. BOD Treasurer Alberto Ninio (AN) was traveling and could not attend; however, his wife Marcia attended as a homeowner as did Eric Mandel (10911).

Minutes from the BOD Meetings on 1 February 2005 were accepted and will be distributed to the community.

Homeowner Comments:

Eric Mandel queried the BOD about potential options for the back of his yard between the fence and the rip-rap. The area receives insufficient sunshine to grow a vigorous grass cover and as a result it is often quite wet. He wanted to know what sort of changes he could make that would be acceptable within the guidelines of the covenants of WHOA's landscape policy. As per the regulations, BOD would evaluate a home-owner proposal for its adherence to policy and might involve seeking the "no objection" of immediate neighbors.

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 is requested by 31 May 2005.

Erosion after the heavy rain: Water drains from behind the retaining wall in an easterly direction until it reaches the end of the wall where there is a dip in the surface of the land that allows the water to drain down to the WHOA parking lot. Several solutions were discussed, which in effect boil down to two choices (a) let the water drain across the parking lot to the drain at the bottom of the parking lot; or (b) rework the soil surface to allow drainage to continue flowing east toward Sligo Creek Park. Either remedy could be covered within the existing budget line item "non-contracted landscaping". Further investigation will compare the options and report back to the BOD. Perhaps a fence will also be needed as a part of the water drainage project.

Street sweeping: A suggestion was made to include regular 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. We used to think of this as a yearly event to clean up the sand distributed during winter but there is now a good argument to consider this as a recurrent need. The ACC will discuss with the contractor to determine the additional cost.

Financial Report: None

Update on Delinquency: None to report.

Correspondence to and from management: None to report

Old/New Business:

Fines: As noted last meeting, maintenance issues were also reviewed for two homeowners (10940 & 10946). WHOA BOD agreed to write a follow-up letter if the work was not completed by 31 March 2005. Since no action was taken, fines in the amount of \$100 will be assessed until the problem is resolved.

Reserve study: As a result of the 2004 expenditures incurred on repairs to the retaining wall and the fact that it has been over three years since the last reserve study was carried out, Abaris solicited a proposal from Miller Dodson for an update so as to provide results to the community in time for the annual meeting. The BOD received the update and Miller Dodson concluded that the amount of funding in the reserve was adequate.

Operating expenses: The main problem faced by WHOA today is that we don't have an adequate budget for operating expenses. It is the experience of the BOD that by the time we cover normal expenses for lawn care, snow removal and the inevitable emergency we have consumed all or more of the annual operating budget, leaving no money for needed projects. Board members traded comments received from community members, some of whom are not pleased with the regular 5% fee increases that BOD is using to keep up with the cost of repairs and maintenance. Others have recognized that as a percentage of home value the fee percentage is going down; therefore, a good investment for everyone in the community. One BOD member reminded the group that because of our regular small increases we have managed to avoid an additional assessment for more than five years.

WHOA BOD proposed that homeowners vote at the Annual Meeting in June to rank the highest priority improvements. For each of the following actions, Abaris will determine an approximate cost to complete the action.

- a. rip-rap cleaned every year
- b. replacement of mail boxes
- c. upgrading or redesign of plantings at the entrance to Rocky Mount Way
- d. repair of the degraded concrete aprons between sidewalk and street
- e. re-installation of the tot-lot (more families have children now)
- f. re-direct run-off behind retaining wall, and possibly include a stockade fence

Once the costs of these actions are estimated the WHOA Secretary will summarize all bids, clear the report with the BOD, and Abaris will send it to community members so they will have an opportunity to decide what to do about each item at the Annual Meeting. If all are deemed important and costs exceed the operations budget, we will discuss next steps. Fee increases and/or a one-time assessment will be considered as options to pay for these improvements and repairs.

Montgomery County Storm Water Management: According to the WHOA BOD's recollection about transfer of responsibility for repairs of the oil grid separator, the County was supposed to have taken over responsibility for the work. KY clarified that the estimate of charges (\$2937.50) represents the work to be concluded prior to Montgomery County taking over responsibility. WHOA-BOD is not pleased with the cost and would like Abaris to check into finding a lower bid for the work.

Repair speed bumps: The speed bumps were gouged by the snow plow this past winter. BOD received a bid of \$350 to patch and paint that will be guaranteed until next snowfall.

Trash and vine removal: BOD accepted a \$200 proposal to pick up trash and vines in the rip-rap and around the property.

Parking lot lines: BOD asked Abaris to proceed with the proposal to repaint the parking lot lines and the “reserved” designations. BOD reminds homeowners of the WHOA Rules and Regulations (Annex 1). If you live in a garage unit you do not have access to a reserved space except for 10949 which will have one reserve space in Section A because this unit does not have a driveway usable for parking. One member remarked that the “reserved” signs on the curbs do not match the guidance in the Rules and Regulations so we will ask Abaris to review this situation.

Next Meeting -- Annual Meeting: The next meeting will be scheduled at 7 p.m. on Tuesday 14 June 2005 at a venue to be announced.

BOD email addresses: GY (gyeck@fs.fed.us), 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		
Scott Christiansen, Secretary 10905; Tel 301-649-6379		
Travis Smith 10923; Tel 301-649-3273		

Annex 1: WHOA Rules and Regulations (p.19)

Description of parking areas A-G in lieu of a map

A = first mailbox area on Rocky Mount Way serving units 10949 to 10965;

B = spaces close to the old tot lot;

C = spaces along 10938 to 10946;

D = spaces across from 10928 to 10934;

E = spaces between 10924 and 10928;

G = all the spaces downhill from the fire lane

H. Reserved Spaces

1. Non-garage units will have one reserved space for each unit (unit must be in compliance with the Declaration of Covenants) and additional group reserved spaces. Additionally, unit 10949 will have one reserve space in Section A (this unit does not have a driveway usable for parking).
2. The reserved spaces for the non-garage units 10938 through 10946 (even numbers) will be in parking areas B and C as per the attached site plan. Up to five (5) unit reserved spaces will be reserved in parking area B. Two additional spaces in parking area C and one space in parking area B will be reserved for this group.
3. The reserved spaces for the non-garage units 10901 through 10907 (odd numbers) will be in parking area G as per the attached site plan. Up to eight (8) unit reserved spaces will be reserved in parking area G. Four (4) additional spaces in parking area G will be reserved for this group.
4. The parking space reserved for the unit and the group reserved spaces shall be determined by the respective groups and report to the Parking Registrar. The initial allocation and any subsequent changes shall be made available to all unit owners by the Parking Registrar. The failure of a group to make a timely selection of their unit and group reserved spaces will result in the Board making the selection for them.
5. These reserved spaces are not available to any garage unit vehicle or their guests. Only authorized and identified non-garage unit vehicles can use these reserved spaces.