

MINUTES
WETHERSTONE HOMEOWNERS ASSOCIATION (WHOA)
1 February 2005

The WHOA Board of Director's (BOD) meeting, held at the Steine residence (10932) on 1 February 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), Treasurer Alberto Ninio (AN), and Secretary Scott Christiansen (SC). 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 member Travis Smith (TS) could not attend.

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

Homeowner Comments: None

Committee Reports: None

Financial Report:

The statement effective through 31 December was reviewed. Budget questions posed to YK during the last meeting were answered.

Update on Delinquency: None to report.

Correspondence to and from management: None to report

Old/New Business:

Fines: Maintenance issues were reviewed for two homeowners (10940 & 10946). A fine was already assessed and since no action has been taken WHOA BOD requested management to send a follow-up letter as a warning that if the work is not completed by 31 March 2005, WHOA would charge a \$100 fine every month until the problem is resolved.

WHOA Fee Increase & Reserve study: As discussed in the last WHOA meeting, the Board felt appropriate to explore the possibility of updating the Community's 1999 Reserve Study, since it has been over three years since the last reserve study was carried out. This will serve as an additional basis for any fee increase and its respective allocation (operating vs. reserves allocation). Therefore, Abaris solicited a proposal from Miller Dodson for an update. In order to be available for debate by the entire community the study should be completed in time for the annual meeting. WHOA BOD voted to approve the preliminary study and to request Management to expedite the review to meet our target reporting date. If no changes are requested the preliminary report will become the final report.

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 will get a clarification about the proposed new charges and report back to the BOD.

Next Meeting: The next meeting will be scheduled on Tuesday 12 April 2005 at the Steine residence (10932).

BOD email addresses: GY (gyeck@fs.fed.us), AN (aninio@worldbank.org), HS (hbsteine@aol.com), SC (sac@ars.usda.gov); TS (tsmith@totalwine.com) and KY (kwame@mris.com).

The meeting adjourned at 7:55 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		