

**Clopper's Mill West Community Association
Open Board of Directors Meeting Minutes
Tuesday, August 12, 2008**

Board Members Present: Al Speich
Bob Treseler
Rob Petroff
Cynthia Faville
Tony Thompson

Others Present: Ravi M. Parkhie, TMGA
Scott Vincent, RSV Pools

Homeowners Present: Zubair Hussain
Michael Teitelbaum

The meeting was called to order at 7:18 p.m. by President Al Speich.

Meeting Minutes

Cynthia Faville made a motion to accept the May 13, 2008 minutes as submitted. Tony Thompson seconded the motion. The motion was passed unanimously by the Board members present.

Homeowner Forum

Mr. Zubair Hussain was in attendance. Mr. Hussain had spoken to Ravi Parkhie by TTY earlier that day and Mr. Parkhie had suggested that Mr. Hussain attend the Board meeting. Note that this homeowner is hearing impaired and Ravi Parkhie communicated with him via paper tablet on behalf of the Board.

Mr. Hussain had three concerns. 1. He requested the installation of an additional light pole at the intersection of Smokewood Drive and Smokewood Terrace as it was very dark in this area. 2. The trimming of the common area holly tree behind 13422 Smokewood Terrace to allow him to take his trash from his rear gate to the front of his house by passing along the side of 13422 Smokewood Terrace that runs along Ansel Terrace without getting pricked by the sharp tips of the leaves, 3. The apple tree in the back yard of his neighbor was planted over the utility lines that run up to this unit which includes the gas line which he felt was a safety hazard.

Ravi Parkhie discussed these items with the Board and the following action was approved.

1. Montgomery Lighting Service will be contacted to generate a proposal to install a light pole at the intersection of Smokewood Drive and Smokewood Terrace for the Board to review in the fall, 2. The holly tree/bush will be trimmed back, 3. The Board told Mr. Hussain that they did not have a concern with the roots of an apple tree affecting a gas line that runs from the common area through a private backyard to the home and that no action was warranted on the part of the Association in the matter.

A memo will be prepared and sent to Mr. Hussain regarding his concerns and response from the Association so he is clear on the Association's position.

Ravi Parkhie reported that the yellow rocking horse in the Ansel Terrace tot lot had been sprayed twice for bees and that the handyman would review the area to try to locate a nest. Ravi Parkhie stated that Kathleen Richman had called in and he had spoken to her a couple of times about the issue.

Officer Reports

President Al Speich noted that his report for the meeting is the President's Message that was published in the recent edition of the Clopper's Mill West newsletter the West Side Quarterly which is posted on the community website www.cloppersmill.com. He noted that a couple of residents had contacted him about the article and he had a good chat with both of the homeowners.

Treasurer Bob Treseler stated that the Association was in a good financial position and that he would be working with Ravi Parkhie on the proposed 2009 operating budget and did not foresee any change in assessment levels for the next fiscal period.

Architectural

Ravi Parkhie reported that the architectural committee continued to approve applications and that no new issues had arisen.

Pool

Rob Petroff reported that the pool season had gone relatively smoothly. Scott Vincent of RSV Pools stated the same and noted that Djordie the current pool manager may or may not be back next year as the pool manager but that some of the other guards working at the pool this year might be candidates to move up to the position for next year.

Ravi Parkhie reported that there were only a few items noted by the health inspector with regard to repairs for next year as he was reviewing the pool with the guards when the health inspector had showed up. 1. one skimmer on the left side of the pool, 2. one valve in the pump room that needs to be replaced, 3. re-cementing the base around the metal ladder on the left side of the pool near the guard stand, 4. a minor repair to one of the two water fountains under the deck up against the back of the bath house.

Ravi Parkhie requested that Scott Vincent make the repairs this fall rather than the spring when they get busy. The Board concurred on this matter. Scott Vincent stated he would take care of the items noted.

It was requested that Tom Feck of Montgomery Lighting review the lights on the back balcony overlooking the pool and make modifications to allow for the lights to be kept on during pool events with written directions for pool staff to follow.

Ravi Parkhie stated that he would have an email sent to Becky Escario on the modified pool hours for August to off set the cost for the extended pool season through September 14, 2008. Scott Vincent was requested to check on the posted hours to make sure patrons are aware of the modified hours.

The Board requested that the swim team be contacted to provide two representatives to attend the November 2008 open Board meeting for a work session to coordinate arrangements for the 2009 pool season. Djordie the new pool manager and Peter Fleming the supervisor for RSV Pools. Enforcement of the rules is to be balanced with good manners and diplomacy by the pool staff. The Board will back the guards regarding enforcement of the rules.

Landscaping

Ravi Parkhie reported that the installation of the plantings in front of the clubhouse was complete and that he would be contacting the County regarding trimming the county apron trees throughout the single family sections of the community during the 2009 growing season. He is also in contact with the landscaping contractor a couple times a week to discuss various landscaping areas within the community that need attention.

Social

The Board reviewed the "Back to School Blowout" postcard. The event is scheduled for Saturday, September 6, 2008. Al Speich, Tony Thompson, Bob Treseler and Rob Petroff volunteered to grill up burgers and dogs and serve cold soda on ice.

Newsletter

The next edition of the community newsletter will be issued between Halloween and Thanksgiving. The Board made corrections to the Board contact list for future newsletters.

Website

Nothing new to report.

Security

Cynthia Faville reported that the new fire station would open on September 24, 2008, that pit bulls were discussed at the C-Safe meeting and Mr. Chaiken of the states attorney's office was in attendance to speak to residents.

It was noted that security presentations or other community events would not be planned on Wednesday's next year "B" swim meets are held on that day of the week.

Tennis Court and Basketball Court Repairs, Replacements & Resurfacing

Ravi Parkhie reported that the installation of the tennis court and basketball equipment as well as the refurbishment of the court surfaces was complete.

Ansel Terrace/WSSC Border – Safety Fence

Ravi Parkhie reported that the replacement of the aging safety fence that runs behind Ansel Terrace along the WSSC property boarder was complete.

Concrete & Asphalt Replacement

Ravi Parkhie reported that the concrete paving and asphalt patching was complete. A request for proposal will be sent out for the repairs to the community asphalt trail system and for seal coating, crack filling and re-marking of the pavement in the town house and pool parking lot areas.

The work is projected to be done in the spring/summer of 2009.

Roadway Reimbursement

Ravi Parkhie reported that a check for \$902.77 made out to the Association had been received from the County as part of the Roadway Reimbursement Program which he had filed on behalf of the Association in the fall of 2007.

Adjournment

Bob Treseler made a motion to adjourn the meeting. Cynthia Faville seconded the motion. The motion was passed unanimously by the Board members present.

The meeting was adjourned at 9:30 p.m.

Respectfully Submitted by Ravi M. Parkhie on August 28, 2008.

/rmp

G:/CM/IIL6(c)/2008/Meeting Minutes – 08.12.08 – Approved

CM: IIL6, IIL6(c)