

**Clopper's Mill West Community Association
Open Board of Directors Meeting Minutes
Tuesday, January 8, 2008**

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

Others Present: Ravi M. Parkhie, TMGA
Peter Fleming, RSV Pools
Andy Joseph, Landscaping Chair

Homeowners Present: Michael Teitelbaum

The meeting was called to order at 7:03 p.m. by President Al Speich.

Meeting Minutes

Bob Treseler made a motion to accept the November 13, 2007 minutes with the amendment to remove Cynthia Faville from the list of attendees. Cynthia Faville seconded the motion. The motion was passed unanimously by the Board.

Architectural

Ravi Parkhie reported on two architectural applications.

13402 Queenstown Lane

The Board reviewed and discussed postconstruction application submitted by 13402 Queenstown Lane for the proposed garage style change while making repairs due to a vehicular accident in their driveway. The Board requested that once architectural approval was granted for the garage style change by the architectural committee that verbiage regarding the architectural process in the governing documents and item #4 from the architectural application be included in the approval letter to the homeowners.

13300 Queenstown Lane

Ravi Parkhie stated that he had spoke with Jack McLaurin about the pending postconstruction application for hardscape changes to the front yard of 13300 Queenstown Lane. Mr. McLaurin had indicated that he would review the architectural application but the common area changes he would defer to the Board for review. Mr. McLaurin had requested additional information from the owners of 13300 Queenstown Lane and planned to speak with them before granting approval.

The Board tabled the discussion on common area changes made by 13300 Queenstown Lane until Mr. McLaurin had a change to review the application and spoke with the homeowners.

Pool

Peter Fleming was attended on behalf of RSV Pools, Inc. to answer any Board questions.

The Board reviewed and approved the pool pass application and pass system for the 2008 pool season.

The Board reviewed and approved doing two pool parties during the 2008 pool season with exact details to be worked out later

The Board reviewed the addendums for the end of the season extension options for operation of the Clopper's Mill West pool.

Rob Petroff made a motion to accept the option for reduced hours of operation for August which is on page 74 of the January 2008 management report to generate a credit of \$650. Bob Treseler seconded the motion. The motion was passed unanimously by the Board members present.

Rob Petroff made a motion to accept the Additional Weekday Addendum for the period of September 2 – September 5 which is on page 76 of the January 2008 management report for a price of \$1,290 for which the \$650 credit as referenced above would be applied towards with the following changes in hours on this option.

Changes: 4:00 p.m. – 9:00 p.m. Tuesday/Thursday instead of 3:00 p.m. to 8:00 p.m. as currently notated in this option; 3:00 p.m. – 8:00 p.m. Wednesday/Friday instead of the 4:00 p.m. – 9:00 p.m. as currently noted in this option.

Bob Treseler seconded the motion. The motion was passed unanimously by the Board members present.

The Board reviewed the last two options for additional weekday and weekend hours for the period of September 8 – September 14 which gave pricing of \$1,512 and \$1500 respectively. The two proposals are found on pages 75 and 77 respectively in the January 2008 management report. Rob Petroff proposed that for the period of September 8 – September 14 the hours be changed to 12:00 p.m. – 7:00 p.m. for the weekend, 3:00 p.m. – 8:00 p.m. Monday/Wednesday/Friday and 4:00 p.m. – 9:00 p.m. Tuesday/Thursday. Ravi Parkhie stated he would bring the revised proposal to the March 2008 meeting for the Board to review.

Ravi Parkhie stated he would email Andy Joseph the junior membership form for 2008.

Landscaping

Andy Joseph reported that the landscaping project at the corner of Queenstown Lane and Great Seneca Highway was complete. Ravi Parkhie reported that he had initiated talks with the County, Andy Joseph and David Angell on replacement of the missing County street trees.

Social

Al Speich stated that he had spoken with Alisa Azarsa and she had indicated to him that she would stay on as social chair for 2008.

Newsletter

The next edition of the community newsletter will be issued in April 2008.

Website

No report.

Security

The police department continues to monitor activity within Clopper's Mill West. Incidents reported are forwarded to the community officer for follow up action.

Miscellaneous

Per discussion with legal counsel Ravi Parkhie reported that the paperwork for the storm ponds would take 5 to 6 more months to be processed by the overwhelmed Montgomery County Department of Environmental Protection.

The Board reviewed an email from an anonymous homeowner concerned about the condition of several common elements. The Board discussed the issue in detail. Ravi Parkhie reviewed a preliminary quote for new basketball equipment and stated he would bid out repairs/replacements to both the tennis court and basketball court.

Ravi Parkhie also stated he would contact the certified electrical contractor that installed the safety lighting in the common area to review the 2004 installation of additional lighting fixtures and include the information in the next management report.

Rob Petroff stated for the record that the devils advocate position on the subject of the tennis court and basketball court was that they were magnets for the "wrong" element.

Ravi Parkhie stated that these were amenities in the community which must be maintained as they bring value to the real estate within the Clopper's Mill West community.

Adjournment

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

The meeting was adjourned at 8:35 p.m.

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