

**Clopper's Mill West Community Association
Open Board of Directors Meeting Minutes
Tuesday, March 11, 2008**

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

Others Present: Ravi M. Parkhie, TMGA
Andy Joseph, Landscaping Chair

Homeowners Present: Michael Teitelbaum
Debbie Fitzwilliam

The meeting was called to order at 7:08 p.m. by President Al Speich.

Meeting Minutes

Bob Treseler made a motion to accept the January 8, 2008 minutes as submitted. Cynthia Faville seconded the motion. The motion was passed unanimously by the Board members present.

Architectural

Ravi Parkhie reported that the two pending architectural issues were approved by the architectural committee. The application submitted by 13300 Queenstown Lane was discussed as the homeowner was made aware that part of the construction was on common land. It was discussed that the architectural committee has exceeded its authority by approving work done on common property. The Board decided to let the approval stand but that a letter be sent to the homeowners securing the rights of the Association to the encroached common area and advising the homeowners of their duty to keep the area well maintained.

Bob Treseler made a motion to send a letter to the owners of 13300 Queenstown Lane to advise them that the Association maintains the right to take back use of the common area encroached upon by these homeowners and that the owners have a duty to maintain the retaining planter and plantings placed in the common area. Prior to the sale of the home the owners must make future owners aware that the Association maintains the right to the common area. Rob Petroff seconded the motion. The motion was unanimously passed by all Board members present.

Pool

Ravi Parkhie stated he would email the Board the revised 2nd week proposal submitted by RSV Pools, Inc. The Board unanimously agreed to take action between meetings on this matter via email.

The topic of a portable basketball hoop at the pool was discussed. Bob Treseler made a motion to approve up to \$500 for the purchase of the piece of sports equipment. Rob Petroff seconded the motion. The motion was unanimously passed by all Board members present.

An email will be sent to the Swim Team asking them to send in the 2008 budget so the \$2,500 swim team contribution can be cut to the team.

Landscaping

Andy Joseph reported that he and Ravi Parkhie had worked with Scott Meyers of the County to arrange for the County replace all the missing County street trees within the community.

Social

Andy Pagano requested to sponsor the Annual Yard Sale and will co-sponsor the “Fun in the Sun” and “Back to School Blowout” pool parties. Andy will pay for the yard sale ad and will pass out flyers to each homeowner. The Association will send a yard sale postcard to each homeowner around April 15, 2008. Andy Pagano will serve ice cream at both pool parties and pass out flyers. He offered to include other sponsors on his flyer. The Board agreed that additional sponsors should be from different industries in order to be fair to each sponsor.

The Board selected May 3, 2008 for the Annual Yard Sale with a rain date of May 17, 2008. The Board selected June 28, 2008 for the “Fun in the Sun” pool party. The Board selected September 6, 2008 for the “Back to School Blowout” pool party with a rain date of September 13, 2008.

An email will be sent to Mr. Pagano summarizing this arrangement.

Newsletter

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

Website

Ravi Parkhie reported that the meeting minutes section and 208 meeting schedule had been updated on the community website.

Security

Ravi Parkhie reviewed the requirements for a neighborhood watch with the Board which was 20 people involved and attending a seminar with Mr. John Baker and Officer Diane Tillery. The Board asked which homeowner had proposed the watch. Ravi Parkhie stated that since so many individual homeowners has bright security issues up in various parts of the neighborhood that he has review the idea with Officer Diane Tillery and decided to make the recommendation to the Board to start a watch within Clopper’s Mill West. Ravi Parkhie will contact Diane Tillery to set up a date to hold the seminar. Al Speich will post a notice to the list serve to gather interest in the neighborhood watch. Once a date is fixed a postcard will be sent to all homeowners asking them to participate in the seminar.

Debbie Fitzwilliam of 17800 Cricket Hill spoke to the Board about the trash issue and kids loitering at the cross of Cricket Hill Drive and Sandering Place. Ravi Parkhie stated he had already traded emails with the Officer Troy Melott the officer assigned to North West High School about the issue.

A petition form will be sent to Mrs. Fitzwilliam to see if certain sections of Cricket Hill can be designated “No Parking” on specific days of the week and at specific times.

Rob Petroff agreed to draft a letter on behalf of the Association to Lavern Kimball the community superintendent of this school district to be reviewed by the Board.

Clubhouse HVAC Replacement

The Board reviewed three HVAC replacement proposals from Bilmin, Harvey Hottel and Sanford Kramer. The Board discussed the proposals in detail. Rob Petroff made a motion to accept the bid submitted by Harvey Hottel for \$26,000 to replace the Clubhouse HVAC system. Bob Treseler seconded the motion. The motion was passed unanimously by the Board members present. The Board requested that Harvey Hottel be contacted to see if he was willing to co-sponsor the “Fun in the Sun” pool party.

Tennis Court and Basketball Court Repairs, Replacements & Resurfacing

The Board reviewed the bid sheets filled out by four recreation equipment contractors. Rob Petroff made motion to accept the bids submitted by American Tennis Courts, Inc. for equipment replacement and refurbishment of the surfaces for both the tennis court and basketball court. Cynthia Faville seconded the motion. The motion was unanimously passed by all Board members present.

Safety Lighting Review

Al Speich reviewed with the Board the analysis done by Power Systems Electric on the safety lights installed several years ago. The finding was that the lights and poles were installed to code. PSEC offered to come back and reset the direction of any flood lights or motion detectors at no charge to the Association even though the project was completed several years ago. Al Speich will forward a copy of the email to the anonymous homeowner that had originally complained about the lights alleging code violations without indentifying a specific code violation or revealing his/her identity.

The Board agreed that it was poor form for any homeowner to make statements without citing specific code and to hide behind an email rather than just attend a Board meeting and nicely state his/her concerns for the Board to review and decide whether to take action on the matters brought forward.

Adjournment

Rob Petroff 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 9:00 p.m.

Respectfully Submitted by Ravi M. Parkhie on March 31, 2008.

/rmp

G:/CM/IIL6(c)/2008/Meeting Minutes – 03.22.08 – Approved

CM: IIL6, IIL6(c)