

**Clopper's Mill West Community Association
Board of Directors
Meeting Minutes
Tuesday, May 8, 2007**

Board Members Present: Al Speich
Cynthia Faville
Tony Thompson

Others Present: Ravi M. Parkhie, TMGA
Jessica K. Martin, TMGA

The meeting was called to order at 7:06 p.m. by Al Speich.

Meeting Minutes

Tony Thompson made a motion to accept the April 2007 minutes as submitted. Cynthia Faville seconded the motion and the motion passed unanimously.

Landscaping

Ravi Parkhie stated that the pansies at the entrances were doing very well and because of that, the summer annuals will be planted in the next several weeks.

Pool

Ravi Parkhie stated that the pool storage shed prefabricated pieces have come in and that he has already spoken to KAMM Construction who will be coordinating with RSV Pools for the installation of the plumbing. Montgomery Lighting Service will be contacted to do the installation of the electrical system.

The Board reviewed a proposal for an anti-slip floor treatment for the bathhouse floors. The cost is \$150 per gallon. Ravi Parkhie stated that two gallons will be needed for a total cost of \$300. Ravi will contact RSV Pools to see if they will be able to apply the treatment to the floors. The Board also requested that they powerwash the floors and mats prior to treatment. Cynthia Faville made a motion to approve this project for a price not to exceed \$650. Tony Thompson seconded the motion and the motion passed unanimously.

Reserve Study

The Board reviewed a proposal from Property Diagnostics to perform an updated reserve study for the Association. Ravi Parkhie stated that he was still waiting for proposals to come in from Becht Engineering and Miller Dodson. Once the proposals have been received, they will be included in a future management report for review and approval.

Clubhouse Repairs

It was noted that KAMM Construction completed all repairs to the clubhouse except the installation of the new shutters. The shutters will be installed in conjunction with the construction of the storage shed in the swimming pool area.

New Business

Al Speich proposed that the Board go from meeting monthly to bi-monthly. Tony Thompson made a motion to approve the Board meeting bi-monthly. Cynthia Faville seconded the motion and the motion passed unanimously. The remaining 2007 meeting schedule will be June, August, September and November. For 2008, the schedule will be the second Tuesday of every other month starting in January plus the Annual Meeting in August.

Tony Thompson made a motion to take action without meeting via email with any votes being recorded in subsequent meeting minutes. Cynthia Faville seconded the motion and the motion passed unanimously. Cynthia also requested that Al Speich put the yard signs out announcing Board meetings.

Cynthia Faville made a motion to not let homeowners who are delinquent rent the clubhouse regardless of how much they owe the Association. Tony Thompson seconded the motion and the motion passed unanimously.

Adjournment

Cynthia Faville made a motion to adjourn the meeting. Tony Thompson seconded the motion and the motion passed unanimously.

The meeting was adjourned at 7:55 p.m.

Respectfully Submitted,
Jessica K. Martin, TMGA on May 25, 2007

CM – III6, III6(c)