

**Clopper's Mill West Community Association
Board of Directors
Meeting Minutes
Tuesday, June 12, 2007**

Board Members Present: Al Speich
Cynthia Faville
Bill Rezek
Rob Petroff

Others Present: Ravi M. Parkhie, TMGA
Jessica K. Martin, TMGA
Alex, Pool Manager, RSV Pools
Diane Tillery, Montgomery County Police Department
Andy Joseph, Swim Team Liaison

The meeting was called to order at 7:10 p.m. by President Al Speich.

Meeting Minutes

Cynthia Faville made a motion to accept the May 2007 minutes as submitted. Rob Petroff seconded the motion and the motion passed unanimously.

Security

Ravi Parkhie introduced Diane Tillery of the Montgomery County Police Department. Diane stated that she ran a report for the service calls for the community and reported that in the last several weeks there was one call for vandalism and two calls for burglaries.

The Board noted that there has also been some vandalism to the pool area as well. Diane instructed Alex, the pool manager to make sure that he reports all vandalism to the Police Department and to get a police report number for all reports. This way, every instance of vandalism would be recorded and a bigger police presence could be assigned to the community.

Rob Petroff also asked Diane if there could be anything done regarding the pit bulls in the common areas that are at times unleashed. Diane stated that dogs do need to be leashed at all times when outside of a home and also need to be licensed and vaccinated. She also noted that she would email Rob an affidavit he could fill out and return to her when he witnessed the dogs unleashed.

Pool

Alex, the pool manager provided the Board with an updated Swim Team schedule which included days when the pool would open early/close early to residents for swim meets.

Andy Joseph brought up that there was a former resident (a child) that wanted to join the Swim Team and questioned if the Board would be willing to open up a junior membership for the pool for former child residents of the community for a nominal fee. Cynthia Faville made a motion to open up a junior membership to the pool for former residents under the age of 18 for a fee of \$50 to be able to join the Swim Team. Bill Rezek seconded the motion and the motion passed unanimously.

Andy Joseph also asked the Board if they would be willing to obtain insurance for the contents of the newly installed Swim Team storage shed and then the Swim Team would reimburse the Association. Ravi Parkhie stated that he would contact State Farm to find out if this would be possible.

Ravi Parkhie stated that the "Fun in the Sun" pool party is slated for Saturday, June 30, 2007 from 2:00 – 5:00 p.m. Ice cream will be served, the Atlantis Moon Bounce will be available for children and music will be provided by D. J. Terry Bulles. Andy Pagano of Llewellyn, Realtors will be sponsoring the event.

The Board reviewed information regarding the SWIMSAFE program that RSV Pools would like to institute at the Clopper's Mill West Swimming Pool. The cost of the project to the community consists of purchasing 300 bracelets at a cost of \$1 per bracelet. The Board discussed the program at length and decided that it was not something that they wanted to implement at the pool. Rob Petroff made a motion to reject this program. Bill Rezek seconded the motion and the motion passed. Cynthia Faville abstained from the vote.

Reserve Study

The Board reviewed proposals from Becht Engineering, Property Diagnostics and Miller Dodson Associates. Ravi Parkhie noted that the 2004 study was conducted by Miller Dodson Associates; therefore, their price is substantially less and is only for an update to their previous study. Ravi also noted that Property Diagnostics and Becht Engineering do not feel comfortable relying on another engineering company's measurements. Rob Petroff made a motion to accept Becht Engineering's proposal at a cost of \$4,100. Cynthia Faville seconded the motion and the motion passed. Bill Rezek opposed the vote.

13659 Ansel Terrace – Commercial Vehicle Appeal

The Board reviewed an appeal from resident Mr. Richard Yepez of 13659 Ansel Terrace which is a Housing Opportunities Commission owned unit. Ravi Parkhie noted that Mr. Yepez's vehicle was towed and that Mr. Yepez did state that he did not advise HOC that he had a pick up truck with commercial lettering advertising his fishing expedition business, Roy's Fishing Outfitters. The Board went back and forth regarding this appeal and Bill Rezek made a motion that the truck cannot be parked in the community as it is classified as a commercial vehicle, even if Mr. Yepez covered the vehicle. Rob Petroff seconded the motion and the motion passed unanimously. Ravi Parkhie stated that he

would send a letter to HOC as well as Mr. Yepez advising that the truck needed to be removed from the community by June 30, 2007.

Collections

Al Speich questioned Andrews Law Group's statement regarding the "no bill" option and how money collected was being applied to each collection account. Ravi Parkhie stated that he would contact Torin Andrews regarding the Board's concerns and report his findings at the next meeting.

Adjournment

Rob Petroff made a motion to adjourn the meeting. Cynthia Faville seconded the motion and the motion passed unanimously.

The meeting was adjourned at 9:07 p.m.

Respectfully Submitted,
Jessica K. Martin, TMGA on June 27, 2007

CM – III6, III6(c)