

**Clopper's Mill West Community Association**  
**Open Board of Directors Meeting Minutes**  
**Tuesday, September 11, 2007**

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

**Others Present:** Ravi M. Parkhie, TMGA  
Jessica K. Martin, TMGA  
Marcus Dixon, Montgomery County Police Department  
Stephen Chaikin, State Attorney's Office

**Homeowners Present:** On File

The meeting was called to order at 7:12 p.m. by President Al Speich.

**Meeting Minutes**

Rob Petroff made a motion to accept the August 2007 minutes as submitted. Tony Thompson seconded the motion. The motion was passed unanimously by the Board.

**Security Presentation**

Al Speich introduced the Board of Directors to all present. Ravi Parkhie introduced Officer Marcus Dixon of the Montgomery County Police Department and Stephen Chaikin of the State Attorney's Office.

A packet prepared by Ravi Parkhie regarding the Association efforts on security over the last three years along with an Executive Summary compiled by the Board and members of the security committee on security current issues within the community was presented to Mr. Chaikin for review and action.

A letter from a homeowner documenting intimidating behavior against her was also given to Mr. Chaikin. Balram Alavi and Sharon Kaufman recounted confrontations Balram and Mr. Kaufman had on separate occasions with young adults roaming about the community.

Ravi Parkhie reviewed issues regarding speeding vehicles and loud music disrupting the town home section of the community and trash being left behind by visiting vehicles from nuisance households within the community on behalf of Board Member Rob Petroff who was unable to make the meeting.

Mr. Chaikin listened intently to all the issues described. He pledged to work with Officer Dixon and the Montgomery County Police Department to take efforts to remedy many of the security and quality of life issues brought up by the Board and residents.

He also pledged to return to the next Board meeting scheduled for November 13, 2007 updated the Board and community on the progress made and remaining issues with the Board of Directors.

Officer Marcus Dixon stated he would look into any rules regarding MPDU homes.

Al Speich requested that Mr. Chaikin and Officer Dixon coordinate with the Association on these matters through Ravi Parkhie. Everyone gave a special thanks to Board member and Security Chair Cindy Faville for her efforts in making contact with Mr. Chaikin and recommending that the Association contact him to attend this meeting.

Officer Dixon and Stephen Chaiken left the meeting. The Board had a general discussion regarding their impression on how the security discussion went and concluded that they would reserve judgment until Mr. Chaiken returned with an update on any progress made at the November 13, 2007 open Board meeting.

### **Landscaping**

Rob Petroff entered the meeting just off of parent/teacher night as he is a teacher at a local school.

The Board reviewed the 2008 – 2010 addendum for renewal of the landscaping contract. It was noted that the storm pond bush hogging was now included and that the cost of labor and fuel was a factor for all contractors. The Board was satisfied overall with the performance with Potomac Garden Center.

Rob Petroff made a motion to approve the 2008- 2010 addendum for renewal of the landscaping contract with Potomac Garden Center. Tony Thompson seconded the motion. The motion was passed unanimously by the Board.

### **Proposed 2008 Budget**

Al Speich reviewed the proposed 2008 budget with the Board. The Board discussed various factors and line items in the operating budget. A big factor was the results of the reserve study which recommended an increased rate of contribution to the town house reserves and showed that the common area reserve contribution could be reduced. The town house assessment increase was reduced by the net effect of the recommendations made by the independent engineering company on the two contribution components.

Cindy Faville made a motion to send out the proposed 2008 Budget to residents. Bob Treseler seconded the motion. The motion was unanimously passed by the Board.

### **Officer Positions**

The Board voted for the following slate of officers for 2008.

Al Speich	President
Tony Thompson	Vice President
Cindy Faville	Secretary
Bob Treseler	Treasurer
Rob Petroff	Member-At-Large

The updated Board list will be posted on the community website. It was noted that Lisa Azarsa the social chair was moving from the community. Ravi Parkhie stated he would send a thank you letter to her regarding her service to the community.

### **Adjournment**

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

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

Respectfully Submitted by  
Ravi M. Parkhie, agent on November 6, 2007.

**Clopper's Mill West Community Association  
Draft Reconvene of Annual Meeting Minutes  
Tuesday, September 11, 2007**

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

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

**Homeowners Present:** On File

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

**Quorum**

As per the Maryland Annotated Code those persons present in person and by proxy constituted quorum

**2006 Annual Meeting Minutes**

Sharon Kaufman made a motion to accept the 2006 Annual Meeting Minutes as submitted. Balram Alavi seconded the motion. The motion was passed unanimously by the membership present.

**Nominations**

Sharon Kaufman nominated Bob Treseler as a candidate for the town house director slot. It was noted that Bill Rezek had resigned the position and moved from the community to take a new job and therefore was no longer a candidate for the position as listed on the proxy/ballot sent to all town house neighborhood owners.

Bob Treseler stated that he had known Ravi Parkhie and members of the Board for the past seven years and would be proud to serve on the Board of Directors.

Hearing no other nomination from the floor the nominations were closed by the membership present.

**Elections**

Sharon Kaufman made a motion to accept Bob Treseler at the new town house representative by acclimation with no other candidates running. Balram Alavi seconded the motion. The motion was passed by all members present.

**Old/New Business**

None

**Adjournment**

Cindy Faville made a motion to adjourn the reconvene of Annual Meeting at 7:11 p.m. Tony Thompson seconded the motion. The motion was passed by all homeowners present.

Respectfully Submitted by  
Ravi M. Parkhie, agent on November 6, 2007.