

**Clopper's Mill West Community Association
Open Board of Directors Meeting Minutes
Tuesday, November 10, 2009**

Board Members Present: Al Speich
Cynthia Faville
Rob Petroff

Others Present: Ravi M. Parkhie, TMGA
Scott Vincent, RSV Pools

Homeowners Present: Michael Titlebaum

Call to Order

The meeting was called to order at 7:06 p.m. by Rob Petroff.

Meeting Minutes

Cynthia Faville made a motion to approve the September 8, 2009 open Board meeting minutes as submitted. Rob Petroff seconded the motion. The motion was passed unanimously by all Board members present.

Homeowner Forum

No comments.

ACC

It was reported that the architectural committee was reviewing several architectural applications.

Landscaping

It was reported that several tree removals and replacements were made throughout the community and that Andy Joseph was in contact with Kevin Phelps of Potomac Garden Center.

Rob Petroff asked if organic turf treatments can be done. Ravi Parkhie stated he would ask the landscaping contractor Potomac Garden Center about this and about the related costs.

Pool

Scott Vincent of RSV Pools was present and spoke about the 2009 pool season. He stated that the pool manager was definitely not the right fit and that either Donny or Hank would be invited to run the pool next year. The Board requested that an onsite meeting in May be arranged to review the Association's expectations with the pool manager and that a qualified assistant manager be obtained as well.

Rob Petroff asked about a solar cover. Scott Vincent stated that the cover will help some at the beginning and end of the pool season but has to be stored on a large cumbersome reel, is relatively inexpensive and will only last about two seasons. He will look into pricing.

Social

The Board discussed having a dinner at the pool for 2010 and that it would be planned during the month of August before Labor Day.

Security

It was reported that security related information continues to be provided by homeowners and forwarded to the community liaison with the Montgomery County police for follow up.

2009/2010 T & M Snow Contract

It was noted that the time and materials rates for snow removal from Potomac Garden Center (PGC) remain unchanged except for a modest increase in the price of salt. PGC's rates continue to be low with good quality work.

Rob Petroff made a motion to approve the 2009/2010 winter season time and materials snow contract with Potomac Garden Center. Cynthia Faville seconded the motion. The motion was passed unanimously by all Board members present.

2010 Budget

The Board reviewed and discussed the 2010 Operating/Reserve Budget with homeowners present. No comments were made. The proposed budget called for no change in the monthly assessments levels for single family, town house and condominium owners.

Cynthia Faville made a motion to approve the 2010 budget with no change in the monthly assessment levels. Rob Petroff seconded the motion. The motion was passed unanimously by all Board members present.

Miscellaneous

Rob Petroff mentioned that he would like to see a bench installed on the back wall between the two sets of showers in the men's locker room.

Rob Petroff asked that the Association attorney be contacted about whether the Association could purchase 13661 Ansel Terrace as an investment and to make sure future occupants do not cause trouble to the community.

Adjournment

Tony Thompson 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 9:30 p.m.

Respectfully submitted by Ravi M. Parkhie on November 19, 2009.

/rmp

G:/CM/IIL6(c)/2009/Meeting Minutes – 11.10.09 – Approved

CM: IIL6, IIL6(c)