
MINUTES OF WOODLAND HILLS HOMEOWNERS' ASSOCIATION

*Board of Directors Meeting of August 24, 2015
Approved September 28, 2015*

At 7:05 PM, the regular business meeting convened and was called to order by Leesa Willis. Present were Zeno Lantos, Pam Sonnevile, and Richard Reise. Also present was Peggy Toland (Property Manager).

The meeting was held at 314 Wye Mill Court, Gaithersburg, Maryland 20879.

Homeowner Open Forum

There were no homeowner open forum items.

Minutes of July 2015 Meeting

Richard Reise moved to approve the July 27, 2015 minutes; Zeno Lantos seconded; the minutes were approved.

Treasurer's Report

Pam reported that as of July 31, 2015, cash in the Operating Accounts was \$99,363.59; and the Reserve Funds balance was \$482,620.19. Two CDs maturing in October will be addressed, checking for updated rates.

Management Report

Peggy Toland provided the Federal and State tax forms that required Leesa's signature. Forms were signed.

The BOD had requested that Josie Wells attend the meeting and explain the reasons why she is demanding that all HOAs represented by Community Associations open accounts with a specific bank. However, Ms. Wells declined the invitation due to a conflict in her calendar. She offered to meet at another time, but the BOD determined to write to her asking for details.

The land survey on the boundary between Olde Carriage Hill and Woodland Hills on the uphill side of Travis Lane is complete. Peggy reported that she attempted several times to secure OCHHOA's cooperation with this, but the president, Joan Meunier, claimed to never have received any of the e-mails until after the survey was complete. Once complete, OCHHOA advised that they were not interested in helping to pay for the survey, that they had survey documents at their disposal and that any additional survey was unnecessary. Discussion ensued regarding Ms. Meunier's interest now in seeing the survey results and any actions WHHOA plans to demand payment for the tree WHHOA topped that belongs to OCHHOA and provide written notice of any other trees on OCHHOA's property that require attention.

AMG mulched both tot lots and performed well. However, Peggy did observe them operating heavier equipment in areas they were specifically told not to encroach. Peggy will ask that the areas be reseeded and any damage corrected.

The welding company repaired the railings on Upper Tanyard and repaired the metal deck at the tot lot. Peggy suggested we try to spray a special paint finish on that deck and other metal surfaces at the tot lot since they cannot be painted otherwise. The paint we should try is the same used to paint pickup truck beds. Richard Reise moved to approve \$400 in payment to the welding company; Zeno Lantos seconded; the motion carried.

Peggy is still searching for playground inspection options. One inspector contacted would charge \$1,200.00 which we felt was steep for a playground that may be replaced in a few years.

Certified notification was forwarded to 1631 TR for remediation costs of the removal and destruction of property committed on common ground next to their home.

Two separate requests have been made for reserved handicapped parking. Special accommodations will be required for one spot due to the fact that the spot does not front the home. Peggy awaits full paperwork on both before proceeding.

Peggy plans to walk the community with a transportation engineer to survey the sealcoating and asphalt to determine a schedule for application/replacement.

Peggy reported that she will meet with the mayor early September and wanted to know from the directors what topics should be addressed. Discussion ensued.

Pool:

The diving board has been replaced at the pool, but the railings are backordered and will not be installed until next season. Peggy still awaits Montgomery Lighting's opinion on how to combine the two circuit boxes in the pump room. Guard bonuses were discussed. Zeno Lantos moved to approve \$450 to \$500 in bonuses for 4 to 5 guards. Managers will receive \$125; guards will receive \$100.

Community Affairs and Communications Committees

Leesa reported that she will be in touch with Kari Lantos to begin plans for the Fall newsletter. She also submitted a receipt in the amount of \$19.60 for stamps. Zeno Lantos moved to approve reimbursement; Pam Sonnevile seconded; the motion carried.

Neighborhood Watch

Nick Chomycia was not in attendance to provide any report.

Architectural Committee

Judy Sudholt was not in attendance to provide any report.

Grounds

Pam reported as follows:

1. Sent an e-mail to Francell Reed, WSSC, asking him about the status of the walkthrough and also orange marking paint which I saw in the Kestrel area. Pat Watson sent an e-mail noting that Francell is now in charge. Received an e-mail back from him saying that he'll investigate and get back to me.
2. Met with Steve D'Amato, Stadler, today to go over adding a few plants here and there, such as
 - Rhus aromatica (3) up near 333 Wye Mill around the sweet bay magnolia.
 - Rhus aromatica (11/12) to front the boneset down at the end of 108 Kestrel, a sweetbay magnolia and some gray dogwood shrubs would also be planted here.
 - Oakleafs in the lower Tanyard Hill circle.
 - Looked at the erosion on the hill near the Windjammer retainer wall. His suggestion is to install about three rocks. He'll be pulling some of the rocks from the tennis court area job. Will probably be planting the end of September to mid-October range.
3. Requested approval for \$260 to have Nathan North power wash six additional benches; Richard Reise moved to approve; Zeno Lantos seconded; the motion carried.
4. Presented receipts totaling \$222.37:
 - All but \$22.03 in reimbursable expenses were previously approved. Richard Reise moved to approve \$22.03 in reimbursable expenses; Zeno Lantos seconded; the motion carried.

New Business

Discussion continued regarding the possible rollout of reserved and/or permitted parking, the proposed timeline, the necessary preparations, etc. The BOD will continue to study the issue and will prepare to release a plan to the community for its comment and review. Zeno reported that WHHOA has a total of 542 parking spaces for 258 homes. Directors agreed that new parking requirements will help alleviate the backlog of unpaid assessments.

Next Meeting and Adjournment

The next meeting will be held at Watkins Mill Elementary School, Montgomery Village, MD, on Monday, September 28, 2015.

Richard Reise moved to adjourn the meeting at 8:50 PM.

Respectfully submitted, August 25, 2015
by Leesa Willis, president