
MINUTES OF WOODLAND HILLS HOMEOWNERS' ASSOCIATION

*Board of Directors' Meeting of February 22, 2016
Approved March 28, 2016*

At 7:00 PM, the regular business meeting convened and was called to order by Leesa Willis. Present were Pam Sonnevile and Zeno Lantos. Also present was Peggy Toland (Property Manager).

The meeting was held in the Media Center, Watkins Mill Elementary School, 19001 Watkins Mill Road, Montgomery Village, Maryland 20886. Also present was homeowner Katie Becker of 1907 Windjammer Way who arrived at 7:30 PM.

Homeowner Open Forum

Minutes of November 2015 Meeting

Zeno Lantos moved to approve the November 23, 2015, minutes; Pam Sonnevile seconded; and the minutes were approved.

Treasurer's Report

Pam reported that as of November 30, 2015, cash in the Operating Accounts was \$120,230.68; and the Reserve Funds balance was \$448,794.66. As of December 31, 2015, cash in the Operating Accounts was \$74,376.34 and the Reserve Funds balance was \$563,444.35; finally, as of January 31, 2016, cash in the Operating Accounts was \$102,346.78 and the Reserve Funds balance was \$568,624.91. Peggy reported that she was unable to close the Capital One CD and that she will check on the rate for the maturing United Bank CD. If it needs to be closed and the funds moved, she will advise.

Management Report

Peggy provided copies of the original auditor's statement and the revised. The original did not include the auditor's fee. The taxes were not revised. Zeno Lantos moved to approve the revised statement; Pam Sonnevile seconded; and payment of the revised statement was approved.

Peggy reported that she received a copy of a tax bill from Hyde Park's property manager. The bill is for the parcel containing the tennis court. The manager requested the WHHOA split the cost. Zeno Lantos moved to approved reimbursement of \$246.49 to Hyde Park; Pam Sonnevile seconded; reimbursement was approved.

Scheduled walk through with the City and WSSC will be scheduled once the ground dries adequately.

Bid specs for concrete, asphalt and sealcoating were sent out to AB Veirs, Choice Concrete, Stanley Asphalt and Finley. Peggy will schedule walk-throughs with any contractor requesting one.

Lighting/electric quote was received from Montgomery Lighting in the amount of \$26,704.00. Peggy will secure at least 2 more quotes. The quote is for work needed at the pool. Also needed at the pool is a new motion detector light system and, possibly, new deck lights.

Community Affairs and Communications Committees

Leesa Willis reported that she is slowly working through all of the documents to update Peggy's office mailing address. She also indicated that a spring newsletter should be planned.

Neighborhood Watch

Nothing to report at this time.

Concurrence items

Approval was sought and granted in late January for Nathan North to bring in his end-loader in order to move significant snow piles where he could access them easily in order to free up parking, general access and storm drains.

Approval was sought and granted to remove several mattresses and box springs that were dumped on the island on upper Tanyard. They would have been sitting there for 3 weeks waiting for special pickup.

Architectural Committee

Nothing to report at this time.

Grounds

Pam Sonneville reported:

- 1) Submitted an application for the People Loving And Nurturing Trees (PLANT) community Gold award . PLANT is a statewide award program sponsored by the Maryland DNR Forest Service and the Maryland Urban and Community Forestry Committee (MUCFC) to recognize communities for their tree planting and tree care efforts.
- 2) David Rogner (ecological restoration) came out twice in 2015 to help with the removal of invasives—16 hrs. Need approval for David Rogner for 20 hrs. at \$15 per hr. for a total of \$300.
- 3) Need approval for North to clean up the debris from a pine tree that fell on common behind 1828/1830 Windjammer Way--\$300.
- 4) Need approval for North to grind out stumps (\$500)—oak stump behind 1400, pine stump and small extra stump across from 1907, 5 euonymous stumps and 1 plum stump near 1800, 1 pine stump in front of Travis stormwater pond (closest to pond).
- 5) Need approval for Mead for a day of pruning (\$2,240).

6) Receipts totaling \$85.25:

-The Felco Store, 12/1/15, \$39.72 (2 blades for Felco 600 folding saw)

-Harbor Freight Tools, 11/23/15, \$24.35 (bow saw, hand pruner, heavy gloves)

-Lowe's, 12/9/15, \$21.18 (pick ax)

Pam Sonneville moved to approve the itemized costs listed above in items 1 - 6; Zeno Lantos seconded; motion carried.

Parking Committee

Zeno Lantos reported that he will attempt to reconvene the committee sometime in March.

Committee Reports

Zeno Lantos moved to approve the committee reports; Pam Sonneville seconded; and the motion carried.

Next Meeting and Adjournment

The location of the next meeting is to be determined, but will take place on Monday, March 28, 2016.

Leesa asked if there was any objection to moving to Executive Session. There was none and the business meeting was adjourned at 7:55 PM.

Respectfully submitted,
February 23, 2016
by Leesa Willis, president