
BOARD MEETING MINUTES OF WOODLAND HILLS HOMEOWNERS' ASSOCIATION

Approved January 23, 2017

Board Meeting of November 2016

The Board Meeting for Woodland Hills Home Owners Association meeting was called to order at 7:04 pm by Judith Sudholt (LL725). Present were board members Pam Sonneville (WC314), Zeno Lantos (WW927), and Dave Slattery (CD322). Also present were Josie, Property Manager.

Homeowners present were Marilyn Brown (WC306), Karen Duvall (WC302), and Anrieta Draganova (TH505).

The meeting was held in the Media Center, Watkins Mill Elementary School, 19001 Watkins Mill Road, Montgomery Village, Maryland 20886.

Opening Remarks

Judith Sudholt welcomed everyone to the Board Meeting and thanked everyone for attending.

Homeowner Open Forum

K. Duvall and M. Brown brought up issues related to Finley—contractor for the milling, asphaltting and sealcoating in Woodland Hills. Flyers that went out were confusing. Work took longer than what was stated in the flyer. Not clear regarding alternative parking while work was being performed.

Treasurer's Report

Pam Sonneville reported that as of October 31, 2016, there was \$79,261.26 in the operating/checking account and \$592,262.77 in reserves.

The CDs looked good and no movement necessary. The Capital One CD matures December 28, 2018 and the United CD matures March 29, 2017.

Management Report

1. Suspended Verizon pool phone from 11/1/2016 through 5/1/2017.
2. Ordered WH Welcome bags (will arrive in 20 business days).
3. Called 311 about Nissan Altima and vehicle was towed by City.
4. No update yet from WSSC about painting fire hydrants.

5. Invoices totaling \$1,200 from G&G towing. Josie will check on amount to be paid to G&G—waiting charge and fuel surcharge.
6. Approve property progressive maintenance invoices totaling \$260—these were for bagging the NO PARKING signs. Pam Sonneville moved to approve, Zeno Lantos seconded. The motion was passed unanimously.

Community Affairs Committee

Nothing to report.

Neighborhood Watch

Zeno Lantos asked about street lights that were out. Street lights that are out should be reported to the City at publicworks@gaithersburgMD.gov.

Architectural Review Committee

Home inspections have started. About 25% have been completed.

Grounds Committee

Pam Sonneville reported:

1. Approve Mead for a day of pruning (\$2,240).
2. Approve Mead for \$3,400 to remove the red oak beside 1410 Wake Forest Drive. Since it's a boundary tree, homeowner will pay \$1,700 of the total. The HOA will pay Mead the full total, and then the 1410 homeowner will send a check to CAI for \$1,700. The wood will be left and picked up by people that want it.
3. Approve Nathan for 10 hrs. at \$40 per hr. to help with some invasive removal, fallen tree limb, etc., at a cost of \$400.
4. Receipts totaling \$30.94:
 - Freestate Copier Services, 11/3/16, \$25.44 (inspection forms)
 - City of Gaithersburg, 11/18/16, \$5.50 (tree removal permit for red oak tree beside 1410 Wake Forest Drive).
5. Pam requested an overall total disbursement of \$6,070.94.

Zeno Lantos moved to approve, Dave Slattery seconded. The motion was passed unanimously.

Zeno Lantos moved to approve all of the committee reports; Dave Slattery seconded; and the motion carried unanimously.

Old Business

Nothing to report.

New Business

Discussion ensued on parking spaces. Judy said that each home has 1.75 parking spaces. Judy also explained that for parking assignment purposes, driveways and garages cannot be included as available spaces when counting how many spaces are available to the residents.

Next Meeting and Adjournment

The next board meeting will be held on Monday, January 23, 2017, at 7:00 pm in the Media Center at Watkins Mill Elementary School, 19001 Watkins Mill Road, Montgomery Village, MD 20886.

Judith asked the board if we could move to adjourn to Executive Meeting and the board members agreed. Executive session opened at 8:21 pm.

Respectfully submitted December 5, 2016
by Pam Sonnevile, Treasurer and Grounds Chair