

BOARD MEETING MINUTES OF WOODLAND HILLS HOMEOWNERS' ASSOCIATION

Approved _____, 2017

Board Meeting of July 24, 2017

The Board Meeting for Woodland Hills Home Owners Association meeting was called to order at 7:02 pm by David Slattery (CD322). Present were board members Zeno Lantos (WW927), Pam Sonneville (WC314), Garfield Blake (WW911) and Kate Courville (TH1530). Also present was Josie Wells; Property Manager.

Homeowners present were Romano Khoury (WC339), Carlos Tomala (WC335), Walt Sonneville (WC314), Marysia Onduiamanamizeo (WC326), Beverly Jordan (TH1510), Jeffrey Gilbert (WF1432), Katie Becker, Fay Johnson & Kevin Eters (CB1315), Batya & Christian Mpika (CB1355)

The meeting was held at Watkins Mill Elementary School, 19001 Watkins Mill Road, Montgomery Village, Maryland 20886.

The meeting was opened at 7:56pm by Dave Slattery.

June Minutes

Dave moves to approve the June minutes with corrections, Zeno seconds. The motion carried unanimously.

Treasurer's Report

Cash - \$107,049.54

Reserves - \$525,343.83

Josie purchased 1 \$100k Alliance CD for 11 months (5.24.2018)

Management Report

1. Reminder – there is a newsletter due in October and April. Leesa will be producing the newsletter.
Leesa will only be producing pool passes for the next year and that position will need to be filled.
2. Josie needs to follow up with Dane Lane regarding the spray paint. A light was reported to the City at High Timber and Windjammer Way. Dave asked if we could receive brighter lights and Josie explained that PEPCO charges the City more for LED lights, so they are staying with the standard lights.
Zeno asked what the options were for making the community brighter. Josie reminded

the Board that power sources would need to be installed and could be several thousands of dollars. There is also the possibility of using solar power.

Dave suggested that a study be done of the dark/darker areas of the community. Josie said that solar is somewhat effective, though not perfect and might work around mailboxes. However, her concern is children damaging them.

Zeno asked Josie to look into options for companies or the police to come out at night to help us study the neighborhood at night. The Association would be responsible for the cost. Josie is going to obtain how the City sets up Community lighting from Ollie.

Josie suggested having a Police Officer coming to a meeting to discuss what can be done to help with neighborhood security. The meeting should be well marketed – in the newsletter, listserv and on FB. Potential meeting date – November Board Meeting

Josie also suggested that the Board members walk around and note places of concern and compare it to a potential survey.

Community Affairs Committee

N/A

Neighborhood Watch

1. Break in's in the community were discussed earlier during the Homeowners Forum.
2. Always looking for volunteers!

Architectural Review Committee

Kate Courville reported:

1. Requests for re-inspections are coming in and inspections are taking place as quickly as possible. Zeno recommends that the reports be sent out earlier (March) – that is the biggest complaint of Homeowners is that there is not enough time
Could part be done by a paid service? Will it improve the work load on the Committee?
Kate will meet with Garfield to discuss options for creating a new database in the near future

Grounds Committee

Pam Sonnevile reported:

1. Heard back from the National Wildlife Federation (NWF) regarding our celebratory event. It's scheduled for Sunday, September 10, noon to 2 pm. Expenses for the event need to be approved. Karen who doesn't even live in the community is willing to bring the tent, grill, etc., as she has done for about 3 years. We have never given her any money but would like to give her some this year (\$100). Food for the event

(hot dogs)--I think we calculated a total of 80 people—would be around \$200. Also, a 12' sign post for the NWF sign at a cost of \$66.

2. **Need approval for Mead for two days of pruning (\$4,480)--\$2,240 per day.**
3. **Need approval for Mead to bio-pack plus and mycor about 35 trees—most are surrounding the tennis courts. The others are in areas where there is no leaf litter, such as in front of 1352 and 1362. The cost would be \$2,400 or about \$72 per tree. The other cost is to treat the ash next to 1725 Logmill for the emerald ash borer (\$175). The two ashes that we have are treated every other year. The bio-pack Steve said would definitely help the trees and probably wouldn't need to be done for another 3 to 4 years.**
4. **Need approval for Nathan North for 10 hrs. (removing invasives, large fallen limbs, etc.) at a cost of \$40 per hr. (\$400).**
5. Zeno mentions that in October we should start sending out our snow policy etc. to the community.

TOTAL REQUESTED FOR APPROVAL IS \$7,821.

Dave moves to approve all Grounds receipts; Zeno seconds and the motion is carried unanimously.

Communications Committee

N/A

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

Old Business

Josie will follow up with Ruth regarding obtaining the lawyer's opinion regarding boundary with common area and party fence. Josie to put together a synopsis for the Board – this will be added into the Architectural Guidelines.

New Business

1328 – submitted to Grounds Committee


324 – submitted to Ground Committee over concern over plantings in back yard and along road as the home does not have a fence. Pam inspected the property and there were no native plants, only plants that were planted by the individual Homeowner and other invasives. Pam will respond to the homeowner.

Next Meeting and Adjournment

The next board meeting will be held on Monday, August 28, 2017, at 314 Wye Mill Court.

Dave asked the board if we could move to adjourn to Executive Meeting and the board members agreed. Executive session opened at 8:35 pm.

Respectfully submitted August 9, 2017
by Kate Courville, Secretary & ARC Chair

A handwritten signature in cursive script, appearing to read "Kate Courville", written over the typed name in the signature block.