
BOARD MEETING MINUTES OF WOODLAND HILLS HOMEOWNERS' ASSOCIATION

Approved _____, 2017

Board Meeting of May 22, 2017

The Board Meeting for Woodland Hills Home Owners Association meeting was called to order at 7:04 pm by Zeno Lantos (WW927). Present were board members Pam Sonnevile (WC314), and Kate Courville (TH1530). Also present was Josie Wells; Property Manager.

Homeowners present were Leesa Willis (TH1507), Garfield Blake, Violetta Taborska

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

Nomination of Garfield Blake by Zeno Lantos for the position for Director at Large. David Slattery will fill the Board Presidency. Pam seconded the nomination and it was carried unanimously. Garfield is a realtor; owns several small businesses including an IT firm and staffing agency, website design. Discussion ensued regarding creating a residential database.

April Minutes

Pam Sonnevile approved the April minutes, Kate Courville seconded. Motion carried unanimously.

Homeowner Open Forum

No issues brought up for discussion.

Treasurer's Report

Cash \$105,711.06
Reserves \$514,899.93

Management Report

1. Josie walked through with Finleyl regarding the re-striping. Marked all spaces and measured – included areas that will not be restriped - recommendation is not to restripe. Additional work will be done on Friday, May 27, 2017.
2. Josie spoke with Judith Sudholt regarding missing minutes leading up to the Annual meeting.
3. 2017 Personal Property taxes have been completed and signed by Zeno.

Community Affairs Committee

Leesa Willis reported as follows:

1. The pool opened on May 27, 2017 for the summer.
2. Leesa plans to talk to the staff this week – introductions, rules/regulations, paperwork etc. List of HOA Directors with contact information.
3. Painting should be completed by this week – Leesa to confirm this week – including depths, crosses and no diving.
4. New pool supplies – noodles, swim diapers etc - were purchased. Receipts for a total of \$59.41 were submitted. Zeno moved to approve the reimbursement. Pam Sonnevile seconded. Motion carried unanimously.
5. Pass applications only given out to homeowners; fliers with how to obtain a pool pass will be provided.

Neighborhood Watch

1. Home on Windjammer had children's bikes stolen. No car breakins; seems to be crimes of opportunity.

Architectural Review Committee

1. 1115 fence dispute - Pam's recommendation is that an attorney is consulted; the Association has a copy of the plat. A fencing permit was not issued. Discussion ensued. Legal is to be consulted – Josie to consult with Ruth Katz.
2. Kate announced that Leesa Willis has joined the committee as a full member. The committee members are: Kate Courville (TH1530), Katie Becker, Pam Sonnevile (WC314), Leesa Willis (TH1507).

Grounds Committee

Pam Sonnevile reported:

1. Since Woodland Hills has been certified by the National Wildlife Federation, there's signage that could be installed in the community—possibly at the top of Travis. The cost would be \$79 + \$18 shipping/handling +\$5.82 tax for a total of \$102.82.
2. The Earth Day community cleanup was cancelled because of rain. Rescheduled for Sunday, April 30, from 1:30 to 3:30 pm.
3. Instead of a pool opening event we may just propose a pool closing event and have the National Wildlife Federation celebratory event at the same time.

4. Both locks on the pool shed were replaced. Nathan picked up the locks and installed them on Sunday, April 23, 2017. The cost was \$30.
5. **Need approval for Mead for a day of pruning (\$2,240).**
6. Since the pine has been removed from beside 1715, suggested plantings would include 3 Satyr Hill hollies and several bottlebrush buckeyes. Stadler doesn't sell the Satyr Hill hollies; however, Marty Kelly Landscaping does at a price of \$295. An additional three Satyr Hill hollies would go behind 1526 to 1534 Tanyard Hill Road. **Need approval for the purchase of 6 Satyr Hill hollies at a total of \$1,770.**
7. **Receipts totaling \$131.74:**
 - N&S Rentals, 4/4/17, \$4.55 (temporary padlock for tennis court gate)
 - Liberty Lock & Security, 4/5/17, \$75 (repair lock for tennis court gate—needed new pins).
 - N&S Rentals, 4/13/17, \$4.23 (eye bolt for chained padlock—old one was stripped).
 - American Tennis Courts, \$43.80, 4/28/17 (two center strips for tennis court nets).
 - The Home Depot, \$4.16, 5/4/17 (keys made for shed at pool).Zeno moves to approve all Grounds receipts; Kate Courville seconds and the motion is carried unanimously.

Communications Committee

Leesa Willis reported as follows:

1. Newsletter has gone out!
2. Kari has resigned from producing the newsletter as she has moved out of the community. Leesa will produce the newsletters for the foreseeable future.
3. The last mailing was flawed – the pool pass application was sent with the rules and regulations (never sent out) and notice of the Annual Meeting. The incorrect cover letter was sent with the mailing. If the additional items sent increased the cost; then a credit is due.
4. Notice via Listserv and Facebook will be posted with regard to the restriping.

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

Old Business

No issues brought up for discussion.

New Business

No issues brought up for discussion.

Next Meeting and Adjournment

The next board meeting will be held on Monday, June 26, 2017, at 7:00 pm at Watkins Mill Elementary School.

Zeno asked the board if we could move to adjourn to Executive Meeting and the board members agreed. Executive session opened at 8:14 pm.

Respectfully submitted June 22, 2017
by Kate Courville, Secretary & ARC Chair