
BOARD MEETING MINUTES OF WOODLAND HILLS HOMEOWNERS' ASSOCIATION

Approved March 27, 2017

Board Meeting of January 23, 2017

The Board Meeting for Woodland Hills Home Owners Association meeting was called to order at 7:00 pm by Judith Sudholt (LL725) Present were board members Pam Sonnevile (WC314), Zeno Lantos (WW927), Dave Slattery (CD1322) and Kate Courville (TH1530). Also present was Josie Wells, Acting Property Manager.

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

Opening Remarks

Judy welcomed everyone to the Board Meeting and thanked everyone for attending. She noted that the new playground looks great. Zeno mentioned that the slides are wicked fast and might need additional padding or a way to slow them down a bit. Pam is meeting with the playground manufacturer and will mention the speed.

November Minutes

Zeno approved, Dave seconded. Motion carried unanimously.

Homeowner Open Forum

Dave brought up that 1318 CB had a car stolen

Treasurer's Report

Cash \$82,725.42

Reserves \$516,617.76

CDs – same as last month (no action required at this time)

Management Report

1. Outstanding Finley Work – February 7, 2017 work date; February 9, 2017 rain date
 - a. To be done:
 - i. Double wide handicapped space at 1507 TH
 - ii. Spaces on WW and CB back to original number

- iii. Notifications to be sent out via listserv, signs
2. Finley Bill – submit the \$8,000 deposit and pay the final bill
3. 2015 Tax Returns – UHY behind in auditing and will absorb any fees/penalties acquired and this is in writing.
 - a. Further discussion needed regarding undesignated funds
4. G&G Towing – waved \$10 fuel surcharge during asphalt repairs. Approval to pay \$1,400 bill. Zeno approved, Dave seconded. Motion carried unanimously
5. Property Progressive Maintenance Services – total of \$260 for sign bagging. Zeno approved, Dave seconded. Motion carried unanimously
6. Verizon Pool Line – total of \$44.55. Zeno approved, Dave seconded. Motion carried unanimously
7. The \$2,240 from Mead does not need to be approved by the Board. Pam approves all Mead invoices
8. HD Supply Welcome Totes – are at Judy's. New homeowners at 1334 CB. IT was noted that they are not cleaning up after their dog
9. 1312 CB noted violations –
 - a. Trash bins kept in front yard
 - b. Scooter in the front
 - c. Outstanding City citations

Neighborhood Watch

Zeno to send information to Earle for the website, updating the neighborhood watch section. Hoping to generate interest and start having meetings

Architectural Review Committee

1. Inspections are still on going. Planned to be finished by the end of February and start sending out the packets to home owners.

Grounds Committee

Pam Sonnevile reported:

1. Received \$4,500 from the City of Gaithersburg Frederick J. Felton Neighborhood Matching Grant Program for the landscape installation in October 2016.

2. Working on submission of Gold Award Application to Maryland DNR Forest Service to certify Woodland Hills as a Maryland PLANT Community. Compiled a list of trees removed in 2016 (13) and replacement trees (16)
3. Josie Wells, Nathan North, Doug Tilley (O'C&L) and I met on December 19 to go over the installation plans for the swale between 119 Kestrel and 108 Kestrel. Final invoices came in which totaled \$2,862.20; original amount approved for the engineering study was \$2,590. **Please approve the overage of \$272.20.**
4. Sport Systems completed the installation of the Tanyard Hill tot lot. Final payment was sent.
5. Saw an e-mail on Sunday from Leesa about 45 minutes before the meeting with Olde Carriage Hill and Village Overlook. Met with Joan Meunier, President, Olde Carriage Hill; Dick Jones, Village Overlook. There were several other residents there from Olde Carriage Hill and Village Overlook. Both Joan and Dick are concerned about people cutting through to go elsewhere. They're cutting through Village Overlook and walking up to Travis and beyond. Nothing was decided; however, both communities mentioned putting up a fence to help deter the traffic.
Like Leesa said it was discussed before. Village Overlook approached us about putting up a fence. That never happened. It used to be that people were going through the buildings of Village Overlook to other locations. Village Overlook did finally lock the doors to their buildings which I was told by Dick Jones did help.
I mentioned to them that they might want to consider installing plantings in those areas to help deter traffic and also it would be a good idea to talk with Officer Dan Lane. He may have some suggestions before Village Overlook and Olde Carriage Hill erected fences which may not help.

Concurrent Items:

1. Nathan installed the swale between 119 Kestrel and 108 Kestrel at a cost of \$2,800. D. Slattery, J. Sudholt and Z. Lantos approved the expenditure on 1/11/17. K. Courville approved the expenditure on 1/12/17.
2. In the June 27, 2016 Board mtg. received approval for the Yankee Clippers for \$700 (10 hrs. of pruning) thinking their rate per hr. was \$70. After receiving the invoice, the rate per hr. is \$72. Please approve the additional amount of \$20. D. Slattery, J. Sudholt, Z. Lantos and K. Courville approved the expenditure on 12/14/16.

Old Business

No issues brought up for discussion.

New Business

1. Trash – City ordinance is that trash must be in bins or in dark bags sprayed with ammonia to keep crows and animals out of the trash. White trash bags are not allowed
2. Parking – Board to start thinking about the parking space issue in the community. Zeno to send committee members out the memo previously written.

Motion to approve all reports approved by Zeno, Dave seconded. Motion carried unanimously.

Next Meeting and Adjournment

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

Kate asked the board if we could move to adjourn to Executive Meeting and the board members agreed. Executive session opened at 8:33 pm.

Respectfully submitted February 25, 2017
by Kate Courville, Secretary & ARC Chair