



Minutes of the January 31, 2009 Meeting

➤ Call to Order @ 03:05p and Discussion

- Keith Pulley is considered for the next President of the HOA; at the meeting, an announcement will be made stating the position is open to all HOA members
- The nature of the HOA President responsibilities was described
- A vote will be taken at the next meeting as it was last year at this time
- There will be no discussions of the covenants at the meeting, but it will be introduced

➤ Intended Agenda

- **Introduce the members of the new Board of Directors**
 - We will each be given a few minutes to describe our roles and plans
- **Covenant Review**
 - The new BoD will be taking the Covenants seriously, regarding enforcement
 - Compliance with Covenants where offender is given 30d, 60d, or maybe 6mo. If we don't enforce them, Montgomery County can take over this function.
 - A Spring walk-around will be conducted mainly to check paint color compliance
- **Levying of Fines and other deterrents**
 - May have to introduce some "grandfathering" for certain cases (TBD)
 - By-Laws will discuss "Affairs of the Neighborhood"
 - Covenants only specify "liens"; we want to add "fines" and "small claims court"
- **Ideas for Parties**
 - July 4th
 - Labor Day
 - Oktober Fest
 - Solicitation for volunteers to assist in any capacity

- **Property Maintenance**
 - A higher level of maintenance services, as a group, is expected this year
 - Our “Reserve Funds” are ~\$12k; we need an increase of \$X gradually to cover anticipated 30-year-old conditions, such as the two stone walls that desperately need attention. We are aware of a “Street Scape” presentation of our neighborhood to our residents and guests.
 - Caution Flags should be placed at the new drain, when snow is on the ground
- **Open Communication**
 - Establish a web site should for bringing people and ideas together; it may act as a distillation of the Forum discussions and contributions from the “ListSers”
 - Letters should be written for all events and special occasions to all owners for those who do not have computer access to the web site
 - Plenty of notice to be given for changes, meetings, assessments, and the like
 - If we allowed enforcement of the Covenants by peer-pressure, would it work?
- **Renters**
 - Too many cars on the street
 - Possible increased load on local services and schools
 - Remedies for violators: No voting rights and ???
 - What is the impact of someone breaking The Rule?
 - *Is a rental agreement in place?*
 - *Does the renter/owner have rights?*
 - *What are the County Rules (owner must register as a landlord?)*
 - *Are there deed restrictions on certain properties?*
- **Annual Dues Invoices**
 - No Increase for 2009, but very likely for 2010
 - Dues are payable by April 1, 2009

➤ **Additional Discussion**

- Provide a sign-in sheet at the meeting to capture updates for names, numbers, & eMail
- By-Laws are available for review and comment
- Forums to keep momentum going. eMail versus Forum is Discussion versus thoughts, draft of idea
- Possible "Public Forums" might be created; e.g. Joe's Train Documents
- Discussed the "Legislative Intent" of the Covenants where the BoD interprets “The Rule”

➤ **Adjournment @ 4:03p**