

**MINUTES OF November 10, 2021, 7 p.m.  
Virtually by Zoom**

**CALL TO ORDER:**

The meeting was called to order at 7:03 p.m. by John Pesce, Board President.

**NOTATION OF ATTENDANCE:**

The Board provided introductions and announced officers.

|                              |  |
|------------------------------|--|
| John Pesce, President        | Others:  |
| Nic D'Ascoli, Vice-President | Kristin Czarick, CMCA, AMS, WLA GM                 |
| Andrew Saundry, Secretary    | Shelia Jenkins-Diaz, Executive Assistant to the GM |
| Mark Smith, Treasurer        | Dean Spear, Covenants Assistant                    |
| Erik Herron, At-Large        |  |

**APPROVAL OF MINUTES:**

**ACTION:**

Andrew Saundry offered a motion to approve the September 22, 2021 minutes by acclimation. Mark Smith provided the second.

Motion carried unanimously. (D'Ascoli/Saundry/Smith/Herron)

**OPEN FLOOR:**

Open floor opened at 7:06 p.m.

- I. Cindy Snow asked about the availability of the last annual meeting minutes. Draft minutes will be available on the Association website the week prior to the 2<sup>nd</sup> call.
- II. Laura Magnuson asked about actual expenses and formatting of the budget and noted salary increases for the Executive Assistant and the Covenants Assistant seemed high.
- III. Kim Schwalm noted that there is no increase for 3 years for the GM and asked if that applied to staff as well.
- IV. Anita Weinstein asked about the allocation of manager's salary. GM explained that part of the manager's salary comes from the general association which addresses workload that serve the whole community and part of the salary comes from individual townhome and single-family neighborhoods based on workload that serve only those neighborhoods. This is due to the unique nature of Waters Landing.
- V. Laura Magnuson, Anita Weinstein and Kim Schwalm had questions about legal expenses. Erik Herron addressed legal expenses encompass litigation related to Churchill Senior Living, collections, and 2020 annual meeting which took place February 2021 and that the Board has reviewed invoices.

Open floor closed at 7:37p.m.

**CONTRACTOR REPORT:**

None offered.

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**COMMITTEE REPORT:**

John Pesce, as Chair of the Architectural & Environmental Review Committee (AERC) provided an update of the October and November AERC meetings. In October 2021, there were 6 applications submitted, with 5 applications approved and 1 tabled for additional information. No exceptions were approved. In November 2021, there were 8 applications submitted, with 8 applications approved. No exceptions were approved.

**FINANCIAL REPORT:**

None offered as Bill Hudak was out sick. Financials will be presented at the annual meeting in December.

**GM REPORT:**

None offered.

**BOARD REPORT:**

Erik Herron announced the upcoming Walk Audit, which will take place Saturday, November 13, from 10 a.m. to 1 p.m. and begin at the Community Center. This event will allow residents to review the walkability of the community and provide feedback to County entities. Andrew Saundry addressed that several County Council representatives and candidates will be present. The staff confirmed that Greg Wims of the Upcounty Government Center and members from the Fire Department will also be present. GM discussed that PDF fillable forms will be available on the website so residents may submit feedback even if they cannot attend. Staff have put together a short video regarding the walk audit which is posted to the Association website.

**OLD BUSINESS:**

**Pool Maintenance**

Whitecoats for both main and both wading pools, racing tiles at pool A, water tile line and coping stones at pool B were bid out.

RSV Pools, Inc.

|        |          |        |          |
|--------|----------|--------|----------|
| Pool A | \$41,355 | Pool B | \$67,710 |
|--------|----------|--------|----------|

B&D Pools

|        |          |        |          |
|--------|----------|--------|----------|
| Pool A | \$47,945 | Pool B | \$78,850 |
|--------|----------|--------|----------|

Guardian

|        |          |        |          |
|--------|----------|--------|----------|
| Pool A | \$45,740 | Pool B | \$74,650 |
|--------|----------|--------|----------|

**ACTION:**

Erik Herron offered a motion to accept RSV Pools, Inc. as the lowest proposal. Nic D'Ascoli provided the second. Nic D'Ascoli discussed the concrete pads for the ladders, and how hollow spots in the pool shell are addressed with the whitecoat. John Pesce discussed that RSV Pools,

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Inc. proposal was 13% lower. GM discussed that minor hollow spots are patched through the whitecoat. Any significant issues will be brought to the attention of the Board. Time frame would be Spring 2022.

Motion carried unanimously. (D'Ascoli/Saundry/Smith/Herron)

**NEW BUSINESS:**

**2022 Board Meeting Schedule**

**ACTION:**

Erik Herron offered a motion to reduce the 2022 Board meeting schedule as outlined:

February 16, 2022

May 18, 2022

June 15, 2022 (mainly for pool items)

August 17, 2022 (if necessary for pool items)

September 21, 2022

November 9, 2022 (Board meeting & 1st call annual)\*

December 14, 2022 (2nd call)\*

\* November & December meetings moved to 2nd Wednesday so that the 2nd call is closer to our turnover date of December 16th.

Andrew Saundry provided the second. Erik Herron addressed that this allows more time to prepare for meetings and additional meetings can be scheduled, including pool specific meetings. GM addressed the idea of an open house between the February & May meetings. Schedule will be posted to the website and included in the News Ashore.

Motion carried unanimously. (D'Ascoli/Saundry/Smith/Herron)

**Architectural & Environmental Review Committee (AERC) Member Appointments**

John Pesce turned chairing of the Board meeting temporarily over to Nic D'Ascoli as John Pesce is also the Chair of the Architectural & Environmental Review Committee. There are 2 open positions, with 2 candidates from townhome neighborhoods and 2 from single-family neighborhoods. The AERC requires varied representation. The Board reviewed the current representation and the total number of townhome & single-family neighborhoods within Waters Landing. Laura Magnuson withdrew her application.

**ACTION:**

Erik Herron made a motion to table the AERC appointments. Andrew Saundry provided the second. If necessary, there can be a new call for candidates and if there any active NACs, they can make recommendations.

Motion carried unanimously. (D'Ascoli/Saundry/Smith/Herron)

**2022 Budget**

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**ACTION:**

Erik Herron offered a motion to approve the 2022 budget. Mark Smith provided the second. Nic D'Ascoli discussed items may need to be addressed in executive session. Discussion took place about community center and other expenses and the GM explained the General Association fee. Erik Herron discussed that the staff salary increases for the Executive Assistant and the Covenants Assistant were well deserved, with Andrew Saundry discussed living wages. GM addressed that the CSL could be tabled due to ongoing litigation.

Motion carries. (Smith/Saundry/Herron yay; D'Ascoli nay)

**OTHER**

The Board addressed some questions about pending cell towers and a Montgomery County plan called Thrive Montgomery. John Pesce addressed that cell towers are a Montgomery County issue and cannot be addressed by the HOA. Erik Herron addressed that Thrive Montgomery should not affect AERC rules as they are still protected under state law.

**ADJOURNMENT:**

**ACTION:**

Erik Herron offered a motion to adjourn the meeting at 8:35 p.m.  
Andrew Saundry provided the second.

Motion carried unanimously. (D'Ascoli/Saundry/Smith/Herron)