



Waters Landing Association, Inc.

20000 Father Hurley Blvd. • Germantown, MD 20874 • 301-972-3681 • www.waterslanding.org

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS

January 16, 2019

Waters Landing Community Center

The Board of Directors held the election of officers prior to the January 2019 Board meeting.

The officers are as follows:

Chet Walker	President
John Sheridan	Vice-President
Joe Parreco	Secretary
Jennifer Jones	Treasurer
Lee Callicutt	At-Large

CALL TO ORDER:

The meeting was called to order at 7:02pm by Chet Walker, President

NOTATION OF ATTENDANCE:

Richard "Chet" Walker, President

John Sheridan, Vice-President

Joe Parreco, Secretary

Lee Callicutt, At-Large

Others:

Kristin Czarick, CMCA, AMS (GM), of the Association staff.

APPROVAL OF MINUTES:

The minutes of the meeting of December 12, 2018 were approved by acclamation.

OPEN FLOOR:

Residents from 20421 Afternoon Lane were present with questions regarding snow removal along the path system and condominiums. The residents were notified that the path system is not included in snow removal and that the sidewalks bordering South Shore Harbour and Landing Glen condominiums are the responsibility of the condominium management company. They were complimentary of the snow removal performed by Waters Landing. Discussion about upcoming projects including evaluation of parking space tic marks was also discussed.

CONTRACTOR REPORT:

FINANCIAL REPORT:

December and year-end financials are currently being completed and will be reviewed at the February meeting.

GM REPORT:

The GM and Board discussed 2019 projects; including path system work, parking space markers, having the parking lots evaluated as well as tennis courts. GM and Board discussed that the weather, including historic

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rainfall amounts, in 2018 caused numerous issues and delays in work.

OLD BUSINESS:

The Waterbury Downs North & South meter issue was briefly discussed; including that several stacks have been replaced.

NEW BUSINESS:

Landscaping Contracts

Landscaping contracts were presented to the Board as follows:

	Lancaster	McFall & Berry	Grounds Management
2018	\$188,960		
2019	\$193,700	\$215,000.04	\$219,275
2020	\$197,550	\$221,450.04	\$223,660
2021	\$201,520	\$228,093.60	\$228,133
2022	\$203,540	\$234,936.36	\$237,258
2023	\$205,570	\$246,682.80	\$246,748

The Lancaster Landscapes contract included aeration and over-seeding.

Discussion included the concerns from the Waters Edge residents and the GM has spoken with Mike Eastwood from Lancaster Landscapes regarding additional oversight of the crew. The GM and Mr. Eastwood also discussed a third leaf removal for Waters Edge; with time frame evaluated closer to Fall to determine the best time.

ACTION: John Sheridan made a motion to accept the Lancaster Landscapes proposal for landscaping services. Lee Callicutt provided the second. Motion carried.

Pool Bath House Floors

A proposal from RSV Pools for palmalite epoxy for both bath houses was presented.

Pool A \$18,500

Pool B \$13,650

Discussion included the requirements from Montgomery County inspectors regarding chipped paint. Floors currently have to be painted annually and touched up throughout the season. Life expectancy is approximately 10-15 years. RSV Pools has installed palmalite in several other pools with positive results.

Questions regarding patching should the epoxy get chipped, warranty, and how high up the walls the epoxy would go were discussed. GM to contact RSV with questions.

ADJOURNMENT:

The meeting adjourned at 7:52pm.



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MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS

March 20, 2019

Waters Landing Community Center

CALL TO ORDER:

The meeting was called to order at 7:00pm by Chet Walker, President

NOTATION OF ATTENDANCE:

Richard "Chet" Walker, President

John Sheridan, Vice-President

Joe Parreco, Secretary

Lee Callicutt, At-Large

Others:

Kristin Czarick, CMCA, AMS (GM), of the Association staff

Heather Spears, First Service Residential

APPROVAL OF MINUTES:

The minutes of the meeting of January 16, 2019 were approved by acclamation.

OPEN FLOOR:

Brian Nesbitt of Larentia Drive was present with questions regarding architectural changes for his property and to report several cars. The cars would be added to the list for the covenants assistant to inspect and follow up.

CONTRACTOR REPORT:

FINANCIAL REPORT:

Heather Spears of First Service Residential provided a financial report. Financial reports were submitted electronically.

GM REPORT:

OLD BUSINESS:

NEW BUSINESS:

Chet Walker & the GM briefly updated the Board on the Montgomery County offer regarding the area along Father Hurley Blvd. that was impacted by the sink hole caused by the collapsed pipe. The offer has been forwarded to Joe Douglass of Whiteford, Taylor & Preston for review.

ADJOURNMENT:

The meeting adjourned at 7:43pm.

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MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS

April 17, 2019

Waters Landing Community Center

CALL TO ORDER:

The meeting was called to order at 7:00pm by Chet Walker, President

NOTATION OF ATTENDANCE:

Richard "Chet" Walker, President

John Sheridan, Vice-President

Lee Callicutt, At-Large

Others:

Kristin Czarick, CMCA, AMS (GM), of the Association staff

APPROVAL OF MINUTES:

The minutes of the meeting of March 20, 2019 were approved by acclamation.

OPEN FLOOR:

Susanne Wiggins was present from Gables/Manorwoods and briefly mentioned to the GM a follow up to her fencing issue following a hit and run during the winter.

Ms. Wiggins also briefly updated that she attended the County meeting regarding zoning changes but that it was not very informational. GM and Board discussed that zoning for Churchill Town Sector has lapsed and that Montgomery County is rezoning; but that since all but one parcel in Churchill Town Sector has been developed, zoning should not be different.

Sue & Mark Sagarin from Country Lake were present and asked questions regarding the bridge closure along the path. The GM informed the residents that the bridge was part of Churchill Village South; not Waters Landing.

They also requested that slate be placed at the dog stations. GM to look into but advised it may be done in groups as there are a number of dog stations throughout Waters Landing.

CONTRACTOR REPORT:

Pool contractor will be present at the May meeting to update the Board.

FINANCIAL REPORT:

Financial reports were submitted electronically.

GM REPORT:

GM updated that pools are getting prepped, furniture has been ordered, and additional fence work as required by Montgomery County is scheduled. GM is working on upcoming projects, including repaving of the community center parking. GM has reached out to WSSC but has not had word back when they will be completing the main meter valve relocation; therefore, GM will proceed with repaving bidding. Tennis courts and path system are also being considered.

OLD BUSINESS:

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NEW BUSINESS:

The Board reviewed an offer from Montgomery County for perpetual easement to allow repair and maintenance for the collapsed outflow along Father Hurley Blvd. The offer has been reviewed by Joe Douglass of Whiteford, Taylor & Preston along with Montgomery County.

ACTION: John Sheridan provided a motion to accept the Montgomery County contract as proposed by Montgomery County and amended by Joe Douglass of Whiteford, Taylor & Preston for perpetual easement. Lee Callicutt provided the second. Motion carried.

ADJOURNMENT:

The meeting adjourned at 7:30pm.



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MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS

May 15, 2019

Waters Landing Community Center

CALL TO ORDER:

The meeting was called to order at 7:00pm by Chet Walker, President

NOTATION OF ATTENDANCE:

Richard "Chet" Walker, President

John Sheridan, Vice-President

Joe Parreco, Secretary

Jennifer Jones, Treasurer

Lee Callicutt, At-Large

Others:

Kristin Czarick, CMCA, AMS (GM), of the Association staff, & Heather Spears of First Service Residential.

APPROVAL OF MINUTES:

The minutes of the meeting of April 17, 2019 were approved by acclamation.

OPEN FLOOR:

A resident was present from Amber Hill Court requesting the trees behind her house be evaluated.

CONTRACTOR REPORT:

Vlade Jankovic of RSV Pools, Inc. was present to provide a pre-opening update. The palmalite floors have been applied to both bath houses. Both pools are fully staffed. GM updated the Board that furniture would be delivered in early June.

FINANCIAL REPORT:

Heather Spears of First Service Residential provided a financial report. Financial reports were submitted electronically.

GM REPORT:

The GM updated the Board that townhome community storm drains are in process of annual inspection by John's Labor Group.

The Association webpage is currently in migration and will be up and functioning by the end of the month.

Association staff is working on asphalt bidding for the path system and tennis courts.

OLD BUSINESS:

The dirt mound at Rec A has been leveled and hydro-seeded. To ensure stabilization and proper turf growth, the area will be blocked off for the 2019 pool season; but will be ready for the 2020 pool season.

NEW BUSINESS:

ADJOURNMENT:

The meeting adjourned at 7:40pm.

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MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS

July 10, 2019

Waters Landing Community Center

CALL TO ORDER:

The meeting was called to order at 7:00pm by John Sheridan, Vice-President.

NOTATION OF ATTENDANCE:

John Sheridan, Vice-President

Joe Parreco, Secretary

Lee Callicutt, At-Large

Others:

Kristin Czarick, CMCA, AMS (GM), of the Association staff, & Heather Spears of First Service Residential.

APPROVAL OF MINUTES:

The minutes of the meeting of May 15, 2019 were approved by acclamation.

OPEN FLOOR:

CONTRACTOR REPORT:

Vlade Jankovic of RSV Pools, Inc. was present to update the Board on the pool season. Standard pool season so far; as of the date of the meeting, both pools were awaiting an in-season inspection.

FINANCIAL REPORT:

Heather Spears of First Service Residential provided a financial report. Financial reports were submitted electronically.

GM REPORT:

GM updated the Board that the new webpage is up and functioning. Path system is being evaluated with bids to be provided for vote at the August meeting.

OLD BUSINESS:

NEW BUSINESS:

ADJOURNMENT:

The meeting adjourned at 7:23pm.

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MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS

August 21, 2019

Waters Landing Community Center

CALL TO ORDER:

The meeting was called to order at 7:00pm by Chet Walker, President.

NOTATION OF ATTENDANCE:

Richard "Chet" Walker, President

John Sheridan, Vice-President

Joe Parreco, Secretary

Jennifer Jones, Treasurer

Lee Callicutt, At-Large

Others:

Kristin Czarick, CMCA, AMS (GM), of the Association staff, & Bill Hudak of First Service Residential.

APPROVAL OF MINUTES:

The minutes of the meeting of July 10, 2019 were approved by acclamation.

OPEN FLOOR:

Residents were present from Country Lake to ask questions on bridge work and parking lot spaces. The bridge in question is in Churchill Village South. Parking space markers are currently being assessed for repainting. There were also questions about the webpage. GM advised that the webpage has undergone a complete rebuild and there are still items to be updated.

A resident from Waverly condominiums was present to express concerns about swim lessons and pool use. Based on resident concerns, swim lessons are being reassessed for 2020.

CONTRACTOR REPORT:

Vlade Jankovic of RSV Pools was present to provide an update on the pool season. Both pools are still waiting final inspections; however, Vlade advised that additional fence work will need to be completed prior to the 2020 season. Fencing options to be researched by GM. The diving board at Pool A requires a new bracket. RSV to obtain to render repairs.

FINANCIAL REPORT:

Bill Hudak, who previously was Waters Landing's financial manager under Zalco, is now working with First Service Residential and replaced Heather Spears as Waters Landing financial manager.

Bill Hudak provided a financial report. Financial reports were submitted electronically.

GM REPORT:

GM updated the Board that with the proposed path system and tennis court repairs, the tot lot at Rec B should be replaced. Proposals to be coming this fall.

GM also provided the resolution addressing signatures for the Father Hurley Boulevard easement.

OLD BUSINESS:

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NEW BUSINESS:

The asphalt path system throughout Waters Landing requires repairs. Two bids were provided to the Board as several contractors elected to not provide bids.

Proposals were provided by O’Leary Asphalt and Dominion Paving as follows:

O’Leary Asphalt \$253,634

Dominion \$445,368

Discussion included any permitting requirements, digging out of roots that have broken the asphalt, and time line. Discussion also included deposits. O’Leary requires a 30% deposit and Dominion requires a 50% deposit.

GM to verify with O’Leary Asphalt regarding permits, tree roots, time line and if the deposit is negotiable.

The tennis courts at both Rec A & Rec B have also been assessed.

O’Leary Asphalt provided a proposal for an overlay and tennis court surface for all tennis courts.

O’Leary Asphalt \$138,735

Discussion included that the multi-use pad at Rec B also requires work and the demolition of the existing tennis courts.

GM to verify with O’Leary Asphalt in regard to demolition of the existing tennis courts.

ADJOURNMENT:

The meeting adjourned at 8:09pm.



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MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS

September 18, 2019

Waters Landing Community Center

CALL TO ORDER:

The meeting was called to order at 7:00pm by Chet Walker, President.

NOTATION OF ATTENDANCE:

Richard "Chet" Walker, President

John Sheridan, Vice-President

Joe Parreco, Secretary

Jennifer Jones, Treasurer

Lee Callicutt, At-Large

Others:

Kristin Czarick, CMCA, AMS (GM), of the Association staff, & Bill Hudak of First Service Residential.

APPROVAL OF MINUTES:

The minutes of the meeting of August 21, 2019 were approved by acclamation.

OPEN FLOOR:

Residents from County Lake were present to ask questions about the path, webpage, parking spaces and a County Lake sign. The residents were advised that a contract had been signed for path system repairs, the webpage continues to be updated and that parking space markers would be redone pending scheduling. County Lake would need to establish a Neighborhood Advisory Committee (NAC) and engage in the NAC process in order of the neighborhood to vote on having a neighborhood entrance sign installed. Residents were advised to contact the office if they were interested.

CONTRACTOR REPORT:

None offered.

FINANCIAL REPORT:

Bill Hudak provided a financial report. Financial reports were submitted electronically. Bill Hudak addressed the delinquency of the large unit of The Fields (Acclaim) apartments and that they have been turned over to legal.

The Board discussed investment options for reserve accounts. Bill Hudak to research.

GM REPORT:

GM met with Bruce Mazenko from O'Leary Asphalt for a complete inspection of the path system following the signed contract. The GM & Mr. Mazenko, along with Shelia Jenkins-Diaz, Executive Assistant to the GM, and Daniel O'Leary were also present on the inspection.

Clearing of growth by Waters Landing's landscaping contractor and tree contractor will need to be completed prior to path system work. Based on the tree canopy and O'Leary's schedule, path system work will likely commence in Spring 2020.

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OLD BUSINESS:

NEW BUSINESS:

The proposed 2020 budget was presented to the Board with increases ranging between \$2-\$4.

ACTION: Joe Parreco provided a motion to accept the 2020 budget as proposed.

Lee Callicutt provided the second.

The Board discussed the proposed budget. Jennifer Jones opposed any increase over \$2. Discussion included reserve amounts, operating expenses, and the equity balances within the neighborhoods, many of which have negative equity balances. Discussion also included upcoming reserve projects such as the path system, tennis courts, tot lots, pool fencing and pool whitecoats; as well as increasing maintenance needs in an aging community.

Motion carried with a vote of three to approve with one to disapprove.

The Board also discussed the possibility of budget meetings for the 2021 budget. Several board members requested information at future meetings of interest earned on reserve accounts and expenses broken down by neighborhood. The financials broken down by neighborhood are expansive and can be sent to Board members electronically periodically throughout the year.

ADJOURNMENT:

The meeting adjourned at 8:55pm.



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MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS

October 16, 2019

Waters Landing Community Center

CALL TO ORDER:

The meeting was called to order at 7:00pm by Chet Walker, President.

NOTATION OF ATTENDANCE:

Richard "Chet" Walker, President

John Sheridan, Vice-President

Joe Parreco, Secretary

Lee Callicutt, At-Large

Others:

Kristin Czarick, CMCA, AMS (GM), of the Association staff, & Bill Hudak of First Service Residential.

APPROVAL OF MINUTES:

The minutes of the meeting of September 18, 2019 were approved by acclamation.

OPEN FLOOR:

Susanne Wiggins of Gables/Manorwoods was present and asked that additional links be added to the recycling section of the Association website. Ms. Wiggins also suggested that Waters Landing research grant options for traditional asphalt alternatives for future projects. Ms. Wiggins also expressed an interest in neighborhood and/or community events. The Board and General Manager informed that the Association would be willing to assist, but neighborhood and/or community events requires resident involvement and participation. Lee Callicutt offered that there is a new group encouraging "Destination Germantown."

Mr. & Mrs. Sagarin of Country Lake were present with questions regarding the structure of Waters Landing and if it could be changed as it appears to be a complex set-up. The Board advised based on Waters Landing's documents that it cannot be changed. Mr. & Mrs. Sagarin also had questions pertaining to swim team, what swim team encompassed and if the Association supported swim team. They were informed that swim team is open to Waters Landing members in good standing, and that there is a fee to be part of swim team, paid to swim team. They were also advised that although the Association does support swim team by contributing to the salaries for coaches and paying for pool/guard coverage for practice, swim team is a separate entity from the Association and maintains their own financials. Mr. and Mrs. Sagarin also had questions regarding the transparency of the Churchill Foundation, but were advised that the Churchill Foundation is separate from the Association.

CONTRACTOR REPORT:

None offered.

FINANCIAL REPORT:

Bill Hudak provided a financial report. Financial reports were submitted electronically. Bill Hudak updated the Board that Fields (Acclaim) apartments have caught up on their past due assessment. Discussion regarding reserve accounts took place. The Board instructed that all reserve accounts should be under \$250,000.

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Bill Hudak also briefly updated the Board on the software changes by First Service Residential. First Service Residential will send notice with assessment coupons regarding changes.

GM REPORT:

The GM provided an update to the Board on office projects.

The Executive Assistant is undergoing a project regarding rental properties and request for leases as outlined in the Waters Landing documents. This is part of a larger project to be able to provide all information necessary to the County for delinquent NRO (non-resident owners) or rental properties with other issues.

The Covenants Assistant is undergoing the project of annual inspections. Some of the most consistent violations noted during annual inspection, thus far, are mold build-up and fence issues.

GM updated that the webpage continues to be updated, including a listing of all communities with street names and maps have been added.

GM updated that John's Labor Group will be painting parking space tic marks in all townhome neighborhoods within the next few weeks.

GM will be obtaining bids for fence replacement at both pools to convert both chain link and wood board-on-board to vertical aluminum fencing to accommodate Montgomery County Health Inspection requirements.

GM will be obtaining bids for tot lot replacement at Rec B, LakeCrest and Waterbury Downs North.

OLD BUSINESS:

None offered.

NEW BUSINESS:

2020-2021 POOL MANAGEMENT

RSV Pools, Inc. submitted an updated pool management contract to accommodate state changes to minimum wage which now include seasonal employees, the longer 2020 season due to when Memorial Day and Labor Day fall; and adjustments to the schedule to fully accommodate all swim team practice, including practice during the school year. The contract was also modified to include both pools in one contract. The contract was as follows:

2020	\$142,152
2021	\$142,512

ACTION: Joe Parreco provided a motion to accept the contract as provided by RSV Pools, Inc.

John Sheridan provided the second.

Discussion included the adjustments to price, schedule and minimum wage changes.

Motion carried.

2020-2021 AUDIT

The Goldklang Group submitted a proposal for completion of the 2019 and 2020 audits.

Audit costs as follows:

2019	\$9,800
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2020 \$9,800

Price to complete taxes would remain the current amount of \$500.

ACTION: Lee Callicutt made a motion to accept the proposal by the Goldklang Group.

Joe Parreco provided the second.

Discussion regarding the audits completed by The Goldklang Group occurred.

Motion carried.

Following the approval of the proposed 2020 budget, each year the assessment ceiling is increased and the excess assessment resolution involving any prior year surplus or negative assessments is adopted as allowed by the documents.

EXCESS ASSESSMENT RESOLUTION

ACTION: Lee Callicutt offered the motion to apply all or part of the 2019 excess assessment income, if any, to the 2020 assessments and that such final amount shall be at the Board's discretion.

John Sheridan provided the second. Motion carried.

2020 ASSESSMENT CEILING

ACTION: Lee Callicutt offered the motion to the proposed a 5% increase to the assessment ceiling.

John Sheridan provided the second. Motion carried.

ADJOURNMENT:

The meeting adjourned at 8:23pm.



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MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS

November 13, 2019

Waters Landing Community Center

CALL TO ORDER:

The meeting was called to order at 7:01pm by Chet Walker, President.

NOTATION OF ATTENDANCE:

Richard "Chet" Walker, President

John Sheridan, Vice-President

Joe Parreco, Secretary

Lee Callicutt, At-Large

Others:

Kristin Czarick, CMCA, AMS (GM), of the Association staff

Michael Falla and Bill Hudak of First Service Residential

APPROVAL OF MINUTES:

The minutes of the meeting of October 16, 2019 were approved by acclamation.

OPEN FLOOR:

- I. Mr. Sagarin of Country Lake was present to thank the Association for the parking space markers being painted. Mr. Sagarin had a few questions regarding the budget as it pertains to financial management. Michael Falla of First Service Residential addressed that financial management encompasses everything related to financial.
- II. Brian Nesbitt of Waterbury Downs South was present with questions regarding a neighboring fence and vehicle issues. Residents are encouraged to contact the office with any vehicle concerns for investigation.
- III. The Riviuccio's of Gables/Manorwoods were present with questions pertaining to the budget.
- IV. Terry Jones of LakeCrest was present with questions pertaining to the budget. Mr. Jones also had questions as to the parking lot asphalt. Asphalt overlays of several parking lots will be researched after completion of the path system and tennis court repairs during 2020.

Open floor closed at 7:18pm.

CONTRACTOR REPORT:

FINANCIAL REPORT:

Bill Hudak provided a financial report. Financial reports were submitted electronically. Reserve accounts are now under the \$250,000 threshold in various banks.

GM REPORT:

The GM provided the Board with an update on office projects.

The Covenants Assistant continues to work through the annual inspections. Following the completion of the first round of letters, residents will be sent a letter that inspections will resume in March and any violations that have not been completed or residents who have not communicated with the office will still be considered in violation.

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The Executive Assistant continues to work on several aspects of the rental unit project. The GM and Executive Assistant are working on avenues with Montgomery County to assist with various rental property issues.

Bids are currently being requested for fence replacement at both pools.

Bids are also currently being requested for tot lot replacement for Rec B, LakeCrest and Waterbury Downs North.

OLD BUSINESS:

NEW BUSINESS:

First Service Residential provides financial management services for Waters Landing. First Service provided three contract renewal options.

1. 3 year, with no increase for the 1st year
2. 5 year, with no increases for the 1st & 5th year
3. 7 year, with no increases for the 1st, 5th & 7th year

ACTION: Joe Parreco made a motion to accept the 7 year contract with First Service Residential.

Lee Callicutt provided a second.

Discussion included the savings of the longer contract along with the ability to “opt out.”

Waters Landing may terminate the contract with proper written notice.

Motion carried.

ADJOURNMENT:

The meeting adjourned at 7:40pm.



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MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS

December 11, 2019

Waters Landing Community Center

CALL TO ORDER:

The meeting was called to order at 7:09pm by Chet Walker, President.

NOTATION OF ATTENDANCE:

Richard "Chet" Walker, President

Joe Parreco, Secretary

Jennifer Jones, Treasurer

Others:

Kristin Czarick, CMCA, AMS (GM), of the Association staff

Bill Hudak of First Service Residential

APPROVAL OF MINUTES:

The November 13, 2019 meeting minutes have been tabled until the January meeting.

OPEN FLOOR:

I. Terry Jones of LakeCrest was present with questions pertaining to the budget and about investments. It was explained that the investments are related to the reserve accounts, required to complete capital improvement projects.

Open floor closed at 7:14pm.

CONTRACTOR REPORT:

FINANCIAL REPORT:

Bill Hudak provided a financial report. Financial reports were submitted electronically. The software changes are underway and new financial reports will be available after the new year. The new reports will provide options for additional information in the financial reports.

The Board asked that the GM contact Loren Danielson of RBC in the new year to attend a Board meeting to discuss investments.

GM REPORT:

The GM updated the Board that WSSC will begin the Rec A main replacement. The Board asked that the contractor for WSSC provide meter counts for the old and new meters, in writing.

The GM updated the Board that some of the worst areas on the path were patch by O'Leary Asphalt, but the main path system project is tabled until the weather breaks in the Spring. Through the winter, landscaping and tree work will be completed in preparation for the project.

OLD BUSINESS:

NEW BUSINESS:

ADJOURNMENT:

The meeting adjourned at 7:48pm.

A Not-for-Profit Homeowner Association Serving the Waters Landing Community of Neighborhoods

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