

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS

May 18, 2022

Virtually by Zoom

CALL TO ORDER:

The meeting was called to order at 7:05 p.m. by John Pesce, Board President.

NOTATION OF ATTENDANCE:

The Board provided introductions and announced officers.

John Pesce, President

Nic D'Ascoli, Vice-President

Erik Herron, Secretary

Laura Magnuson, Treasurer

Mark Sagarin, At-Large

Others:

Kristin Czarick, CMCA, AMS, WLA GM

Shelia Jenkins-Diaz, Executive Assistant
to the GM

APPROVAL OF MINUTES:

ACTION:

Erik Herron offered a motion to approve the February 16, 2022 minutes.

Laura Magnuson provided the second.

Motion carried. (D'Ascoli/Herron/Magnuson/Sagarin)

Erik Herron offered a motion to approve the closed meeting statements from March 8, March 15, April 2 and April 21.

Mark Sagarin provided the second.

Motion tabled for further Board review.

OPEN FLOOR:

Open floor opened at 7:05 p.m.

John Pesce, Board President, stated that the AERC guidelines will not be voted on tonight, but this is the time for comments.

- I. Erik Herron briefly addressed the County meeting earlier in the month regarding Churchill Senior Living, and acknowledged that delegates were invited to the Board meeting.
- II. Anita Weinstein asked to revisit the meeting schedule. Mark Sagarin confirmed that the meeting schedule is at minimum every other month through the rest of the year. Ms. Weinstein also expressed concerns about the AERC guideline amendments for 6' fencing in the single- family neighborhoods and asked about the Association contracting with a full management company.

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- III. Stephen Tise also asked for the meeting schedule to be revisited and that he does not support 6' fencing in the single family homes. Mr. Tise also expressed concerns over easements granted to Churchill Senior Living.
- IV. Adam Clarkson asked about installing a "Free Little Library." On private property, any resident would have to go through the AERC application process. For installation on common ground, residents should contact the office.
- V. Suzanne Wiggins addressed that she was offended by commentary on the Google Group about ugly fencing, which was referencing a picture from her neighborhood. She expressed that the community may not have the same preferences as thirty years ago.
- VI. Philip Gash requested information on how to have speed bumps installed on Lowfield Drive. GM explained that would have to be a neighborhood vote and he should contact the office. Laura Magnuson and Mark Sagarin asked if, due to the safety concerns, does it have to go through a vote. Office to research.

COMMITTEE REPORT:

Architectural & Environmental Review Committee (AERC)

John Pesce, as Chair of the Architectural & Environmental Review Committee (AERC) will provide AERC report at the June meeting.

CONTRACTOR REPORT:

Vlade Jankovic of RSV Pools, Inc. provided updates on pre-opening. Pool A work has been completed, including main & wading pool whitecoats. Pool A has passed inspection. Demolition at Pool B began today. Vlade confirmed there will be an adjustment in price due to delayed opening. Board requested regular updates on B.

Laura Magnuson expressed significant concerns over cleaning. Nic D'Ascoli addressed quality assurance. Erik Herron expressed thanks for bringing the Pool B issues to our attention so that they can get addressed.

Swim Team Committee Report/Discussion

Pool usage while Pool B is under repairs was discussed. Swim team requests closure of Pool A during practice due to safety concerns. Board members discussed having to consider the entire community and balancing everyone wanting to use the pool.

Erik Herron asked if swim team also used the diving well and wading pool area. Swim team utilizes the diving well, but not the wading pool. John Pesce & Nic D'Ascoli addressed swim team as a committee. It was also discussed that swim team financial records needs to be reported to the office regularly in order to be included with the financial report.

GM discussed that usage during the early part of the season is not as high and that the pool can be open to the general public before & after swim team practice.

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ACTION:

Erik Herron offered a motion to have the pool closed for swim team practice from 5-7 p.m., with usage of the wading pool open to the public.

Mark Sagarin offered the second.

Laura Magnuson confirmed that the pool will reopen to the public at 7 p.m.

Motion carried. (D'Ascoli/Herron/Magnuson/Sagarin)

FINANCIAL REPORT:

Michael Falla and Sonia Iraheta of First Service Residential were present for the financial report. Financial report sent electronically. Michael Falla reviewed the balance sheet, reserves, delinquency and income statement.

Mark Sagarin asked about reserves being for long term projects compared to operating cash. Laura Magnuson asked about a back-up if our accounting manager is not available. Michael Falla confirmed that he, Sonia & Bob Porco would be available. Laura Magnuson asked about the cash disbursements for health insurance. This was a journal entry, a check was not issued, as payments were made monthly. Laura asked about the financial management expenses. Michael Falla discussed that they will make an adjustment to the financial report to show actual payment. Laura Magnuson also asked if an internal audit was necessary following Bill Hudak's abrupt departure. Nic D'Ascoli also asked if this was necessary. Michael Falla addressed they do regular bank reconciliations as part of their monitoring process. He also addressed that the audit completed by The Goldklang Group is very detailed.

BOARD REPORT:

Erik Herron addressed that the Churchill Senior Living litigation continues and there was a ruling in a motion for partial summary judgment. The Association has issued a letter to M-NCPPC (Maryland-National Capital Park & Planning Commission) over development and safety concerns. The letter is available on the Association website.

GM REPORT:

GM addressed that the main focus in the office at this time of year is pool pass distribution. Notice has been posted to the Association website and distribution begins May 19th.

OLD BUSINESS:

AERC Member Appointments

ACTION:

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The Board had previously appointed Steve Blum, Jessica Cortes & Stephen Tise to the AERC through unanimous electronic vote.

AERC Guideline Amendments

ACTION:

Erik offered a motion to table the guideline amendment to allow further review of potential grammar and structure issues; but Board members should identify any areas of contention.

Laura Magnuson provided the second.

Motion carried. (D'Ascoli/Herron/Magnuson/Sagarin)

NEW BUSINESS:

2022 Assessment Ceiling

ACTION:

Laura Magnuson offered a motion to raise the assessment ceiling by 5%.

Erik Herron provided the second.

Mark Sagarin confirmed this is to raise the assessment ceiling, not the assessments.

Motion carried. (D'Ascoli/Herron/Magnuson/Sagarin)

Excess Assessment Resolution

ACTION:

Erik Herron offered a motion to apply all or part of the 2021 excess assessment income, if any, to the 2022 assessments and that such final amount shall be at the Board's discretion.

Nic D'Ascoli provided the second.

Motion carried. (D'Ascoli/Herron/Magnuson/Sagarin)

Pool B Repairs

During the whitecoat and coping and tile work at Pool B, it was discovered that areas of the pool wall required rebuilding.

Erik Herron offered a motion to ratify the Pool B repairs, which the Board voted on electronically.

Laura Magnuson provided the second.

Motion carried. (D'Ascoli/Herron/Magnuson/Sagarin)

Electric Charging Station Committee

John Pesce discussed that this committee would do research on installing electric charging stations.

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Erik Herron offered a motion to establish an electric charging station research committee.

Laura Magnuson provided the second.

Motion carried. (D'Ascoli/Herron/Magnuson/Sagarin)

Dog Stations & Dog Park

Mark Sagarin requested bids for dog station maintenance and research to be conducted on a neighborhood dog park. GM in the process of bidding dog station maintenance.

Laura Magnuson offered a motion to table the dog park until Autumn.

Mark Sagarin provided the second.

Motion carried. (D'Ascoli/Herron/Magnuson/Sagarin)

Hybrid Meetings

Options for hybrid meetings are being researched.

Committee Community Center Use & Funds Requests

Nic D'Ascoli offered a motion that committees be allowed use of the community center free of charge, as long as no profit-making entity is involved.

Mark Sagarin provided the second.

Motion carried. (D'Ascoli/Herron/Magnuson/Sagarin)

Finance Committee

An open invitation will be sent out through the News Ashore; however, several residents have contacted the Treasurer about joining the committee.

Laura Magnuson offered a motion to establish a finance committee.

Mark Sagarin provided the second.

Motion carried. (D'Ascoli/Herron/Magnuson/Sagarin)

Closed Meeting Summary Statements Attached.

ADJOURNMENT:

ACTION:

Laura Magnuson offered a motion to adjourn the meeting at 9:59 p.m. to executive session to discuss ongoing litigation.

Mark Sagarin provided the second.

Motion carried unanimously. (D'Ascoli/Herron/Magnuson/Sagarin)