

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS

August 17, 2022

Virtually by Zoom

CALL TO ORDER:

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

NOTATION OF ATTENDANCE:

The Board provided introductions and announced officers.

John Pesce, President

Nic D'Ascoli, Vice-President

Erik Herron, Secretary

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 June 15, 2022 minutes.

Mark Sagarin provided the second.

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

ACTION:

Mark Sagarin offered a motion to approve the Closed Meeting Statements of July 14, July 15, August 1, August 2 and August 3.

Nic D'Ascoli provided the second.

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

OPEN FLOOR:

Open floor opened at 7:07 p.m.

Nic D'Ascoli requested that to keep the meeting moving and in the interest of time, that commentary be kept succinct.

- I. Anita Weinstein heard through the grapevine that a 6' privacy fence was approved along Waters Landing Dr. and expressed her concern over the height. John Pesce addressed that guidelines are being updated and that there are residents who are interested in 6' fencing for privacy and safety. Ms. Weinstein asked about recourse. Mr. Pesce addressed that this particular application backs up along Waters Landing Drive and requested fencing for privacy and safety and to prevent their dogs from jumping the fence.
- II. Cindy Snow asked about a tree that was reported to the office. GM confirmed that the tree is to be removed and are working on coordinating scheduling with the contractor for signs posted for vehicles to be moved.
- III. Kim Schwalm also addressed concerns about the 6' fencing. John Pesce addressed the ballots mailed in 2016 and that Neighborhood Advisory Committees (NAC) may establish guidelines for their neighborhoods.

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS

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Open floor closed at 7:19 p.m.

CONTRACTOR REPORT:

Vlade Jankovic of RSV Pools Inc. was present to address pool issues. There have been issues throughout the season, but feels that they have improved. At the time of the meeting, Vlade expressed that we should have guard coverage for the remainder of the season, although they are having issues with adequate staffing. He also addressed that it is likely that they might have guard coverage for a few weekends following Labor Day, for one pool, but must still confirm staffing availability. Mark Sagarin asked how much lead time would we given if there is a guard shortage and a pool must close for the season. Vlade addressed it should be 5 days.

Erik Herron asked about the designated "lap swimming," which the guards are still identifying as "adult swim." Vlade addressed that this is a mistake and that the guards have been informed about the lap swimming so that any age may swim so long as they are swimming laps.

Erik also inquired about the credit for Pool B. Vlade is working with Simon Harrington, proprietor of RSV Pools, Inc. on the credit and will get back to the GM. Nic D'Ascoli also asked about the credit for the Pool B delayed opening and about the staffing availability for weekends in September.

COMMITTEE REPORT (AERC):

John Pesce, as Chair of the Architectural & Environmental Review Committee (AERC) provided an update on the July and August meetings.

July: The July meeting was held July 11th due to the 4th of July holiday.

14 applications were reviewed.

John addressed that an application for common ground tree work was submitted to the AERC. Common ground maintenance request process was addressed by the GM at the June meeting and residents should contact the office.

August: 3 applications with 2 additional "walk-on" applications were reviewed.

Erik Herron addressed that AERC meetings are open to the public; as well as exceptions and guidelines are part of the AERC authority.

COMMITTEE REPORT (Electric Vehicle (EV) Charging Stations):

The EV Charging Station Committee usually meets the first Tuesday of every month at the Community Center. Josh Clayton, Chair of the EV Charging Station Committee, was present to discuss proposed suggestions for private property electric vehicle charging stations in the townhome communities where power cords would cross over common ground. Suggestions were submitted in August to the AERC with several options, including a hook system, trenching and sidewalk punch out through the curb. Several laws have been implemented with more anticipated which prevents Homeowner's Associations from disallowing charging stations. The proposed options were forwarded to the Board of Directors.

SWIM TEAM COMMITTEE REPORT:

Jennifer Stonesifer of Swim Team was present to review the season. Swim team had 9 coaches

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with 110 swimmers. 7 seniors graduated from swim team. Jennifer also addressed some pool concerns such as lifeguards not being in the chair or on time for meets and dog waste in the field behind Rec A. The GM asked swim team to send an email with their concerns to be reviewed for upcoming pool management.

John Pesce addressed a reminder that all committee representatives must provide the signed paperwork to the office to be part of any committee. The paperwork includes the Code of Ethics and Rules of Conduct for Volunteer Board Members, Officers and Committee Members and the Volunteer Committee Resolution. Both documents are available on the Association website.

FINANCIAL REPORT:

None offered. Financials submitted electronically.

GM REPORT:

GM discussed upcoming projects, including deck evaluation for both pools for structural issues/cracks/caulk/etc., exterior painting of both clubhouse, and pool bathhouse renovations. Pool management contract will be bid out for 2023. The trash contract will also be bid out for 2023. GM also reviewed the Board's previous discussion and general industry standard of one designated Board liaison to the office, which currently is John Pesce as Board President.

BOARD REPORT:

The Board discussed electronic voting and response times if immediate or emergency action is required. Clarification with counsel to determine a policy.

OLD BUSINESS:

The Board reviewed dog station maintenance and the current cost is the most cost effective based on recent market analysis. Discussion about a possible dog park is tabled until a future meeting. GM requested Board feedback on ideas for a dog park.

The Board briefly discussed the consultant for office restructuring; however, it was tabled to be discussed in closed session regarding staffing.

NEW BUSINESS:

Path system edging - woodchips

ACTION:

Erik Herron offered a motion to accept the free woodchips from Lancaster Landscape to fill in some gaps along the path system near Pool B.

Mark Sagarin provided the second.

There was a concern about the edges along the path system, in particular around Pool B, where it is considerably more shaded. It was discussed that this is industry standard and how many path systems are around the area to allow adequate drainage to prevent puddling and buckling.

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

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS

August 17, 2022

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State Farm Coverage

ACTION:

Erik Herron offered a motion to increase State Farm coverage, as recommended by the auditor to include coverage for reserves and 3 months of assessments.

Mark Sagarin provided the second.

GM to follow-up on updated quote.

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

CD Rates

CD rates for reserves are tabled until September or October to monitor the economy and review of the budget.

Board Size

The Board briefly discussed a change in Board size. GM confirmed that this is a vote of the membership at the Annual Meeting. It was discussed that with an increase in Board size, quorum can become an issue. Mark Sagarin addressed issues on a previous Board of not being able to meet quorum when they could not fill all positions on a larger Board.

In-Person Meetings

ACTION:

Erik Herron offered a motion to continue with virtual meetings.

Mark Sagarin provided the second.

Association staff requested the Board provide a decision on in-person vs virtual meetings so that future planning may take place, especially regarding the Annual Meeting. The Association staff addressed if the Board wants a hybrid meeting, that is part virtual, part in-person, that the Board should contract an audio-visual company to facilitate the technical components of the meeting. The Board discussed the access virtual meetings provide. It was also discussed the success of the Open House that Association staff organized in April and that more open houses would be beneficial.

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

Electric Vehicle (EV) Charging Stations

Board continued discussion from the committee report regarding the overhanging approach with hooks, trenching out or sidewalk tunnel punch out. The current policy does not allow bare cords across common ground. Until a policy is established, residents should provide a rubber cord cover and safety cones. Association staff to inspect current stations and send letters notating the requirements pending an established policy. Discussion about grant money addressed that grant money is for public stations. GM asked if MC had considered installing any public stations on County roads since they installed parking lanes on Waters Landing Dr. There are 3 levels of stations. Level I is a standard outlet, level II would take about 8 hours and a level III is a commercial charging station that would take about 30 minutes. An indemnification

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agreement may be necessary for homeowners to sign in order install a charging station. Agreement with legal counsel, Whiteford, Taylor & Preston for guidance and review. The Montgomery County Commission on Common Ownership Communities is holding 2 webinars. It is encouraged that Board members attend. GM sent information to the EV charging station committee.

Tabled until further research is completed.

ADJOURNMENT:

ACTION:

Erik Herron offered a motion to adjourn the meeting at 9:22 p.m. to closed session to discuss ongoing litigation.

Mark Sagarin provided the second.

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