



# Waters Landing Association, Inc.

20000 Father Hurley Boulevard • Germantown, Maryland 20874 • 301-972-3681

www.waterslanding.org • WLA20874@aol.com

## MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS

July 20, 2011

Waters Landing Community Center

### NOTATION OF ATTENDANCE:

The following were present from the Board:

Paula Giron  
Chet Walker  
Joe Parreco

Others:

Pam Czarick (GM), Kristin Czarick (AM), Hank Carter (MS), Paul Loeffler, financial representative from Zalco Realty, Inc., and Scott Vincent & Mike Holt, representatives from RsV Pools were also present.

Amy Toole and John Caves of 14327 Long Channel Drive also attended.

### CALL TO ORDER:

The meeting was called to order at 7:02 PM by Paula Giron, President.

### OPEN FLOOR:

Amy Toole whose son, Andrew Caves, was recently terminated by RSV as assistant manager at Pool B, attended to discuss her concerns regarding RSV pool management and policies. Ms. Toole has recently communicated by e-mail with Pam Czarick and RSV Pool that she believes her son was recently fired for policies not previously enforced. She mentioned that the rumor mill during the spring included discussion about returning guards not being hired due to WLA's dissatisfaction with the performance in 2010. As it turns out, Drew did return as assistant manager. Ms. Toole stated concern about the lack of management skills, no training, and erratic policies. The board did confirm that there has been regular monitoring by Mike Holt, as result of some of the complaints received on previous seasons. She commented that in the beginning of season they were short on staff. The policy was for guards to phone in and out on scheduled times due to budget constraints. She also advised that there has been no swim safe program at pool B. WLA confirmed that was the case and that is not satisfactory. She also stated that guards often sit in side chairs instead of guard chairs. Pam Czarick confirmed that these issues have taken place at Pool B and that parent patrons do not cooperate in accomplishing proper pool policies such as the swim safe program. Ms. Toole stated that RSV has done a poor job in training etc. and would like the board to consider another contractor. The board confirmed that WLA went out to bid for the 2011 season and following careful review RSV was selected. Ms. Toole continues to support the idea community residents to work for pools. Mr. Caves supported Ms. Toole's position on RSV management issues. The board stated that they will take any questions and complaints under advisements. Mike Holt provided a brief explanation on what led up to Drew Caves' termination, including but not limited to providing an opportunity to talk with Mike Holt and try to resolve the issues.

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

Churchill Senior Living • Country Lake • Deep Wood Village • Esprit • Gables/Manorwoods • The Gables Apartments •  
Harbour Place • Highlands • Kingsbury Crossing • LakeCrest • Lakeforest • Lakeview • Landing Glen • Laurelwood Cove •  
Logansport • South Shore Harbour • Stonecreek Club • Sunridge/Village • US Homes @ WL • Waterbury Downs North •  
Waterbury Downs South • Waters Edge • Waters House • Waverly • Woodlands

## **CONTRACTOR REPORT:**

### **RSV Pools**

Mike Holt reported that the whitecoat for A is deteriorating. As of this season it has been six years since the last white coat. Mike confirmed that the staffing situation at B has been the weaker of two pools, however he has been working with the manger and the new assistant manager to bring about improvements. Resident and swim team representative reports indicating that there has been improvements. There has been another issue with the motor at B. Mike Williams has rebuilt the motor and it is working well. There is no spare, so if the motor becomes an issue it will likely need to be replaced. The swim team and guards have a better relationship at this point of the season and communication between Mike Holt and Beth Bogren is going well. Scott Bogren complimented the cleanliness of pool A in preparing for meets this year. Locking of pools by swim team is going well.

Amy Toole continues to support community residents as guards. RSV acknowledged issues from 2010 and previous years and made changes. New managers were brought in and no managers returned from last year. The new manager at B came from several years of management experience at a county indoor pool. All present agreed that the manager should be in charge, no matter how new.

WLA conditions and requirements were made clear to the Waters Landing pool staff by Waters Landing staff and Mike Holt. The swim safe program is to be enforced

### **Maintenance issues:**

- Whitecoat at B was completed this year, and a new whitecoat is needed at A in 2012.
- The caulking issue at A is control
- There are no more ponding issues at B
- There is a ponding issue at a low level in the deck A near steps from the community center. RSV is preparing a recommendation.

### **Future issues:**

- Motor replacement needs, specifically at B.
- The board requested a full list of budget needs for both pools prior to the end of the year. The list should be given to Kristin.
- Additional pool plumbing problems should be identified and brought to Kristin's attention.

The board briefly discussed the pool issues as presented and will determine satisfaction as the 2011 pool year ends.

## **FINANCIAL REPORT:**

Paul Loeffler provided the June 30, 2011 financial report. The June 30, 2011 financial report and narrative are included.

The board discussed alternative payments such as credit card payment, the ACH debit program with Zalco, and electronic banking. Information on credit card payment will be provided by Paul for WLA to consider.

## **UNFINISHED BUSINESS:**

## **APHALT/CONCRETE:**

The board reviewed three proposals for concrete repair/replacement, asphalt patching and speed bump replacement

from: North Construction	\$80,457.00
Brothers Paving	\$85,064.00
Chamberlain Asphalt	\$117,075.00

The proposals included the following:

- 4 inch asphalt over gravel or dirt as originally set up.
- 3500 psi/Air and trained concrete

Pam Czarick recommended Dan May with North Construction. It is the most cost effective bid and Waters Landing has enjoyed numerous professional experiences with Dan May in previous concrete/asphalt projects; though Mr. May was with O'Leary. Dan should provide the same high level of service experienced previously.

**ACTION:** Chet Walker offered the motion to accept North Construction for \$80,457.00 as presented. Joe Parreco provided the second. Motion carried. 10% concrete coverage with this year's concrete.

When necessary to pursue a complete overlay for each neighborhood it will cost approximately \$100,00.00 per neighborhood by today's pricing.

## **NEW BUSINESS:**

### **Churchill Letter of Support for phase II**

As Joe Parreco is experiencing delays in obtaining financing for Phase II he is asking for a letter of support from the homeowners' association to be sent to all noted names in Montgomery County with the Department of Housing & Community Affair, responsible for funding for new housing projects. Joe will provide a list of names.

Churchill is affordable, not low income housing consisting of 121 units, 18 two bedroom & the rest 1 bedroom. Phase II is to have both market rate and affordable.

Additionally, in order to meet the financing on Phase II, Joe has requested that WLA hold collection of HOA fee on Phase II for 3 years, approximately \$24,000.00/year. This would allow for including 24 market rate two bedrooms. There is little to no use of WLA facilities by the Churchill residents except those who request pool passes. Pool pass distribution could be adjusted for Phase II residents until Phase II comes under the umbrella. This request will be verified with legal as Phase II progresses.

### **National Night Out August 2, 2011**

One of the community event against crime sponsored by Montgomery County police department, known as National Night Out will take place at the Waters Landing Community Center at 8:00 PM.

## **ADJOURNMENT:**

The meeting adjourned at 9:02PM.