**Rock Creek Overlook Board of Directors Meeting**

# ***Minutes of September 8, 2014 Meeting***

# Call to Order and Proof of Notice of Meeting

# The meeting was called to order at 7:11 pm at the Tikvat Israel Congregation.

# Sufficient electronic notice for this September 8 meeting was verified by those present. Notification of all 2014 HOA and Board meetings is posted to the Rock Creek Overlook (RCO) Website ([www.deertree.org](http://www.deertree.org)).

# The meeting was attended by Board members, Julia Pitkin-Shantz, Justin Temple, Dipti Singh, Arthur Halpern and Kris Sollid.

# Also in attendance were "Doc" Shantz, Dan Hittinger and Peter S. Philbin of Rees Broome, PC, counsel for the HOA.

# A motion to approve the August minutes of the August 8 Board meeting was made and seconded. The motion passed unanimously.

# Committee Reports

# Grounds Committee

# Dan is seeking bids regarding community landscape needs. This includes tree, shrub and bush removal along retaining walls on Baltimore Road, White Gate Dr. and behind the Tikvat Israel synagogue.

# Bids will soon be sought for 2014-2015 snow removal.

# Remaining items in need of finishing/repairing by Oxbridge to begin before or at the end of September. These items include concrete repair of curbs and sidewalks, adding the top layer of street asphalt pavement, landscaping, tree removal and planting, top soil aeration and weed control.

# Julia is confirming with Tikvat that Rock Creek community residents have ability to use Tikvat lot as overflow parking during this time period.

# Covenants Committee

# 2004 fencing, deck and planting project plans were discussed.

# A motion was put forward and passed to approve 2004 plans as submitted.

# The number of tenants in 2040 may be exceeding 5 unrelated occupants thus violating Montgomery County zoning code. In addition, towels have been observed being used curtains in the windows-- a violation of Rock Creek Overlook BylawsCovenants.

# The Covenants committee has not met in some time. The Board recommends that the committee hold a meeting in the near future.

# Orientation: Pete Philbin went through a detailed presentation about the rights and responsibilities of the Board relative to the HOA. A copy of his presentation is hereby appended to these minutes.

# The public posting of BOD meeting minutes and monthly financials is not mandatory per Montgomery County. As we have chosen to make these available, it enhances transparency and is a benefit to community residents.

# Open Forum for Members – No comments

# New Business: Water quality (e.g., occasional sulfur smell, pink and black particulate accumulation) have been reported by a community resident. Others have experienced varying degrees of similar water/plumbing related issues. WSSC plans to install underground hydrants in the street at/near the top of the gazebo circle to flush the system and hopefully solve the problem.

# The meeting adjourned at 9:17 pm.

# *\*meeting minutes were taken by Arthur Halpern and Kris Sollid.*