HOA September Board Meeting
September 1, 2015
7:35 pm

Board members present: Julia Pitkin-Shantz, Arthur Halpern, Justin Temple, Dipti Singh, Kris Sollid

Community residents present: Mark (Doc) Shantz, Susan McHale, Patti Petitte, Major Highfield, Jackie Nedell, Dave Evans, Maria DeJesus (2049)

1. Call to Order and Approval of Minutes of previous meeting
	1. The June meeting minutes need to be completed and approved after the meeting.
2. Report of actions taken outside previous Board meeting, if any. Documentation will be attached to these minutes.
	1. No actions taken.
3. Committee reports
	1. Covenants
		1. Violation letters
			1. Letters will be sent to community members regarding garbage cans being left out repeatedly, sidewalk parking violations, and yard upkeep.
			2. Post-fine warning notices are being sent to community members that have not paid and/or not corrected previous violations.
		2. The following fine proposals for violations were recommended:
			1. $100 for sidewalk parking violations
			2. $100 fine for noxious business operations
			3. $50 for all other violations
			4. Each violation is subject to an incremental fine of $25 per day until the violation is corrected.
			5. A motion to adopt the proposed fines was passed.
		3. Architecture applications
			1. Two architecture applications have been received. Neither have yet to be approved.
			2. A community member requested the architecture submission record for a backyard structure at 2045.
		4. Garbage pickup
			1. Garbage bags have been observed being left out the night before pickup. Only garbage bins are to be left out overnight. Garbage bags can be left out the morning of trash pickup.
	2. Grounds
		1. Community maintenance and snow removal contract renewals
			1. Our community has been placed first on Terra's snow removal priority list due to White Gate Drive’s incline.
			2. Three options of snow removal service from Terra are being considered.
			3. General grounds maintenance for Terra is being taken care of satisfactorily at this time.
		2. White Gate Drive-Synagogue path proposal
			1. Susan is having difficulty getting bids so she does not yet have a specific proposal to recommend.
		3. Streetlight replacement
			1. Arthur has researched LED lightbulbs and Kolb electric has provided a quote to install new bulbs in our community streetlights.
			2. Currently, two new bulbs (of differing intensities) have been replaced. Which of the two bulb options we choose for the entire community is still under review.
			3. A bulb has been out in front of 2027. A motion to replace it with a 60 W LED bulb was passed.
				1. Update: Previously offered Montgomery County rebates have expired. The Board is currently reviewing community-wide replacement options.
		4. Parking
			1. The Board is currently considering options for additional community parking space. A few options were presented:
				1. Gazebo mailboxes could be moved to create three more parking spaces. Permits and costs were noted as an issue with this option.
				2. Paint spaces on the synagogue side of White Gate Drive. The width of White Gate Drive would comply with Montgomery County specifications, but it would be tight and significantly narrow the only entrance/exit to our community. One bid for the painting of parking spaces has been received.
				3. Paint spaces on the west side of the Gazebo on the circle against the retaining wall. The cost associated with this would be significantly less but it may not be attractive and would require the installation of arrows on the asphalt to turn the circle into a uni-directional road.
				4. Remove the handicap van space next to the handicap spot in the lower parking lot. The Board will consult Chambers Management regarding the laws for minimum handicap space requirements.
		5. Social
			1. No update from the Social Committee
		6. Budget and Finance
			1. The 2015 community budget is in line and on track.
4. Open Members Forum
	1. Gas smells have been noted within the community. If you smell gas, call the gas company immediately.
	2. Front yard maintenance was noted as inconsistent. The Board will consult Chambers on requirement language for consistent front yard maintenance and landscape rules.
5. New Business
	1. The Board has yet to receive a copy of the rental agreement from 2050.
	2. Dates for the November members meeting were suggested: November 2,3,9,10,16\*
	3. Dates for the October Board meeting were suggested: October 7,19,26\*
6. Adjournment
	1. The meeting adjourned 9:20 pm

*Meeting minutes taken by Kris Sollid, HOA Secretary and Treasurer*