

MILESTONE HOMEOWNERS ASSOCIATION
Board of Directors Meeting
February 7, 2022 – 7:00pm
Meeting was held by video/telecon.

Board Members Present: Mike Johnson, President
Romain Tweedy, Treasurer
Mahendra Pandey, Member at Large
Raman Veda, Member at Large
Rajesh Sreedharan, Secretary
Vic Dua, Vice President
Dennis St. Jean, Member at Large

Management Present: Laura Etchison, Community Manager

Recording Secretary: Terry Cromwell

Others Present: Several homeowners were present on the video call.

Laura E announced that the meeting is being recorded. She requested everyone on the call please mute their microphones unless they are speaking.

Owner Forum

Steve V introduced himself and said if the Board needs help with any events or surveys for the community he is willing to help.

Rajeev asked if there is an update on the Air B&B situation, front patios in the community and commercial vehicles in the community. Laura E stated these items are on the agenda. He also reported that dog poop in the community is not being picked up and you can not walk in the grass or on the paths or sidewalks. Mike J stated the HOA sent out a letter last year about the dog poop and they can put a notice in the next newsletter. Rajeev reminded everyone that if you know who is not picking up you can report them to Animal Control, and they can be fined. The idea of installing doggie stations was entertained. A discussion pursued. Laura E stated she does feel doggie stations are affective, but they do come with the expense of installing and maintaining them. Mike J stated a few years ago the Board did discuss installing a dog park.

Brad C asked about people parking on the driveway aprons in the community. It makes it very difficult for people with walkers and wheelchairs to get by and you have to walk in the street when passing these driveways. Rajesh S stated it is a county law that you can not block the sidewalks and it can be reported to the non-emergency police number. Laura E stated when she and Robyn D are in the community they will keep and eye out for people parking across the sidewalk.

Kaplon stated he agrees with the dog poop problem but does not think the issue is that bad, he does not feel the people who already do not pick up will use the doggie stations. He agrees people parking across the driveway aprons is a problem for handicapped people. He also stated it is difficult to see around commercial vehicles when they park on the street. Mike J stated that when IKO does the spring newsletter that should address parking across the driveway aprons and ask residents not to park on the streets during snowstorms, it makes it difficult for the plows to get through.

Call to Order

Mike J called the meeting to order at 7:25 pm.

Approval of the January 3, 2022, Board of Directors Meeting Minutes & Review of the Reconvened Annual Meeting Draft Minutes with amendments.

Romain T motioned to accept the Board Meeting minutes from January 3, 2022, with amendments stated by Board members, Rajesh S seconded the motion which carried unanimously.

Financial Report – Laura E reviewed the financials from December 2021 which were included in the Board packet and are available to the Board through Vantaca. She stated the Association should end the year with a positive variance of approximately \$15,000 after all invoices for 2021 are paid. There are still two invoices out for PGC for snow removal in 2021. Rajesh S asked if the trees that are to be removed from Emerald are included in 2021. Laura E stated no, they are not. Raman V asked if the tree allowance could be returned to the Reserve account. Mike J asked if the HOA extended the 3% savings for owners that prepaid their dues in full by January 31, 2022, Laura E stated yes, and records show over one hundred owners prepaid for the year.

Management Report

Laura E stated that the tree work was delayed once again due to the owner of the company and his family having COVID. Due to the delay the owner decreased the price of the tree removal to \$8200.00. The work should be completed in the next few months.

The Board requested IKO start the annual inspections the end of March. A maintenance letter to owners should be sent out prior to when the inspections begin.

Laura E had three companies look at the tennis courts for renovations. She has received two bids and is currently waiting on the third.

Dennis S stated the fence at the front of the community needs power washed. Laura E stated she get a bid from the company that completed the work last year. Dennis S also stated there is a panel of the white fence on Milestone Manor that is broken. Rajesh S stated the gate to the tennis court is also broken, can IKO please have it repaired. Mike J asked if the tennis court proposals include adding the pickleball lines. Laura E will discuss the pickleball with the contractors. Rajesh S asked if the payment to repair the tennis courts will come out reserve, is water still coming up through the courts and is the squeegee still there for residents to use. He is also stated the white fence has a lot of green on it and may also need power washed.

Mike J asked if Laura E had reviewed the revised Reserve Study, if so can you email or provide a hard copy to the Board members. Laura E will provide copies to the Board.

Mike J asked if the chair of the Social Committee provided names of the members he wanted as committee members to her, Laura E stated yes, she has the names.

Mike J stated the lights at the entrance on Stradrift and 355 are out. Laura E stated she sent a work order in last week to Montgomery Lighting.

Mike J asked the Board members if they were going to make neighbor signatures on the ARC applications optional or required. Rajesh S stated if an owner is within their rights/perimeters for the fence they should not need signatures, if they are going beyond what is allowed, they should have to get neighbors signatures. Raman V stated the purpose of the signatures is just for acknowledgement that they have been informed of the improvement. Dennis S stated if you read the wording on the original form, it states you are requested to get signatures. It also states at the top of the form, starting a project before receiving written approval could result in a \$150.00 fine. The Board members agreed to the wording Dennis S read from the original application.

Dennis S will send the form to Laura E. Rajesh S stated an application should not be denied just because a neighbor refused to sign.

Action/Discussion Items

12402 Royal Crown Drive – Fence Request

Laura E reminded the Board members that the hearing was held at last month's meeting. The owners did receive the signatures from the neighbors as the Board requested. Mike J stated he and Romain T did a site visit to the property and the Board needs to decide if they want to let the owners extend fence. Romain T stated he sent an email to the Board members regarding the site visit. The Board decided to review the information and vote during the Executive Session held after the Board meeting this evening.

J & J Trash Contract Renewal: Laura E stated that she went back to J & J and asked them to adjust the contract to state they must give a 30-day notice before they increase costs and that the contract can be terminated with or without cause. J & J agreed to change the clause regarding increasing the cost but would not agree to the clause for termination with or without cause. Laura E stated she thinks it is a solid contract compared to some of the prices she has received for other communities from contractors. She stated some trash contractors are not even bidding on new jobs. Rajesh S stated per the Association documents the Board

cannot approve a multi-year contract and that they should not lock into an auto renew contract. A discussion between the Board pursued.

Romain T motioned that the Board accept the J & J Trash Contract and lock into the five-year contract but stay on the company with any issues or concerns. Dennis S seconded the motion, all were in favor.

Mike J requested IKO add information to the spring newsletter reminding residents if they have large items to be picked up, they must call J & J in advance, he asked that J & J's number be included in the newsletter.

Committee Reports

No reports were presented. Dennis S stated it appears the committee members miss a lot of meetings, could a Board member be appointed a liaison for each committee, the Board member could then share information from the committee at the Board meetings. Romain T stated years ago that is how it was. Mike J stated committee members attend when they information to share. Dennis S stated what if a liaison was appointed to the ARC committee to follow up after approvals to make sure the project is installed as approved. Romain T stated in the past the committee and Board members relied on the management company to complete the follow up during their monthly inspections. The conversation pursued and the Board tabled the discussion to a later date.

Adjournment

There being no further business a motion was made to adjourn into Executive Session at 8:30pm to discuss the CCOC fence appeal, the fence hearing for 12402 Royal Crown Drive and Air B & B's in the community.

Respectfully submitted by Terry Cromwell

Minutes approved by the Board of Directors at the May 2022 Meeting.