

MILESTONE HOMEOWNERS ASSOCIATION
Board of Directors Meeting
August 2, 2021 – 7:00PM
Meeting was held by video/telecon.

Board Members Present: Mike Johnson, President
Gerald Schmidt, Vice President
Romain Tweedy, Treasurer
James Halton, Member at Large
Mahendra Pandey, Member at Large
Raman Veda, Member at Large

Board Members Absent: Rajesh Sreedharan, Secretary

Management Present: Laura Etchison, Community Manager

Recording Secretary: Marcy Grove

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

The Walkers requested an update on resolution of the architectural case on the neighboring lot; Laura E noted that the process of addressing the condition continues.

Ms. Gray stated the information for the meeting notices had been incorrect and confusing over the past two months. Laura E agreed and stated the confusion would be addressed.

Rajeev Divakar reported an unkempt lot at 12112 Manor Lane: overgrown shrubs and lawn, weeds and an unmovable vehicle with a flat tire. While the lot appears unoccupied, trash is presented for collection. Increasing numbers of commercial vehicles are parking in the Milestone HOA neighborhood, sometimes impeding traffic sight lines and egress. Of note is a truck kept at Autumn Rose Way and Royal Crown. Laura E noted enforcement of the parking Bylaw remains a challenge and the Montgomery County regulations applicable to most neighborhood streets supersede the Bylaws. The Association will consult the attorney regarding options for enforcement.

Melissa Johns reported 12212 Milestone Manor Lane appeared to have been vacated today.

Mike Decesare observed that 21313 Village Green Circle's lot also appears to require attention.

Greg O'Connell expressed concern that some trees near 4 Stagecoach Court may be diseased and require removal. Mike J explained the Board of Directors is currently marking hazardous trees and management will have an arborist provide assessments and prioritization of each tree for action. Laura E noted over one hundred trees have already been identified for action and she is working with several contractors as well as Montgomery County to develop a plan. Mike J and Romain T will meet to view the Stagecoach Court trees.

Call to Order

Mike J called the meeting to order at 7:30 pm.

ARC Appeals

21517 Waters Discovery Terrace: Gurmeet Kaur presented her appeal of disapproval of a double French style entry door. The owner's intent is to maintain property value while introducing more contemporary elements into the architectural character of the neighborhood. ARC Chair Bill August noted the committee's duty is restricted to approving projects within the architectural guidelines; new and unprecedented alterations would therefore be disapproved as would projects which are not in accord with the guidelines.

12224 Stardrift Drive Fence: The owner requests to install the fence eight feet forward of the rear building line to enclose the HVAC pad. Bill August noted the committee is unable to approve this application as it directly contradicts the Bylaws.

12525 Milestone Manor Lane: This application for an aluminum fence is currently under review by the committee. The committee requests feedback from the Board of Directors as this is a unique and unprecedented request in regards to material and style.

The Board of Directors will consider the three cases during the Executive Session and respond to the two homeowner appeals and the Committee query.

Approval of the July 2021 Board of Directors & Executive Session Meeting Minutes

James H motioned to accept the Board and Executive Session meeting minutes as presented. Gerry S seconded the motion which carried unanimously.

Financial Report

Laura E reviewed the June 2021 financials. Association expenses were \$22,000 to a budget of \$42,000. Management expects to receive some pool management invoices for previous months which will offset this variance. The reserve account total is \$557,000. Year to date expenses stand at \$199,500 to a budget of \$209,000. James H inquired how the tree project would be funded. Laura E stated the Association allocates \$20,000 annually for tree maintenance and there is an additional \$9,000 and \$4,500 available in other landscape expense accounts, for a total of \$34,000 on hand. The project will be conducted in phases to ensure adequate flow of funds. Mike J suggested moving surplus to the tree project; Laura E recommended delaying any transfer until later in 2021 to confirm the funding is available. As well staging the project during the winter season should provide a discount from the contractor.

Management Report – Tabled until September Board of Directors Meeting

Action/Discussion Items

Pickleball Striping Request: An owner had requested the Board of Directors consider re-striping the tennis court for dual use by tennis and pickleball players. Laura E stated the popularity of pickleball is growing and the court does need some maintenance. Mike J requested management obtain estimates for this change.

Contract Renewals: Laura E has initiated requests for contract renewals for leaf removal, landscaping, snow removal and waste management. Providers have been asked to respond so the Board of Directors may consider the renewals at the September meeting.

Tree Proposals: Laura E had sent Bartlett Tree Experts to evaluate the Emerald Drive trees but the markings seem to have faded and the arborist did not locate the trees. Mike J will re-mark the trees. Laura E will obtain the comprehensive list from Potomac Garden Center as well and will add the Stagecoach Court trees to the scope of work. She noted that as the community has mature trees throughout, dogwoods may not be the best selection for the large replanting which will be necessary after the removals. Installing a variety of other hardwoods may be a better recommendation.

Committee Reports

ARC Committee: Architectural Committee Chair Bill August and committee member Kevin Ward attended to provide information to the Board of Directors regarding the appeals. The committee is charged with reviewing homeowner applications and rendering decisions in conformance with the covenants; the committee may not deviate from the covenants which sometimes results in denying a proposed alteration.

Social Committee: Mike DeCesare requested the Board of Directors arrange to open the pool from September 6 through 12. The committee proposes an event on the 11th at the pool. Management was directed to investigate the cost of this extension in operating hours.

The 3 pm daily scheduled cleaning continues to bring complaints as swimmers are asked to vacate the pool premises. The committee requests re-scheduling the cleaning to 4 – 4:30 – 5 pm to inconvenience fewer swimmers. Furniture cleaning restrictions have been lifted by Montgomery County but mid-shift restroom cleaning must occur. Laura E had contacted RSV Pools previously regarding this issue as directed by the Board of Directors and will review and share the contractor's response with the Directors.

Adjournment

The Board meeting recessed to Executive Session at 8:25 pm.

Respectfully submitted by Marcy Grove