

MILESTONE HOMEOWNERS ASSOCIATION
Board of Directors Meeting
August 1, 2022 – 6:30pm
Meeting was held at Gibbs Elementary School

Board Members Present: Mike Johnson, President
Vic Dua, Vice President
Romain Tweedy, Treasurer
Rajesh Sreedharan, Secretary
Raman Veda, Member at Large

Board Members Absent: Dennis St. Jean, Member at Large
Mahendra Pandey, Member at Large

Management Present: Laura Etchison, Community Manager

Others Present: Shauneen Miranda, Kimberly Gray, Joanne Zoladz, Blair Hall, Jerry Schmidt
Rina Aranda, Lake Lawson, Regina Aduayan and Cherie Messina,

Officer Marcus Dixon with the Montgomery County Police attended the meeting as a guest speaker to provide an update on the district which was followed by an owner Q & A.

Call to Order – Mike J called the meeting to order at 7:15 pm.

Approval of the June 6th Board of Directors Meeting Minutes – Rajesh S asked that the minutes be amended under the Owner Forum where it speaks to dog waste to include “He also asked that any potential areas being considered for future dog waste stations not be in close proximity of his home due to the smell.” *Rajesh S made a motion to accept the Board Meeting minutes as amended. Romain T seconded the motion which carried unanimously.*

Laura E informed the Board that she is having difficulty finding a new minute taker that is available to attend the in-person meetings but that she will continue to do them until a replacement is secured. Rajesh S suggested that an intern be considered.

Financial Report – Laura E reviewed the financials for the month of June which were included in the Board packet and are available to the Board through Vantaca. She stated the Association spent \$28,823.33 in expenses for the month and were budgeted to spend \$31,298.61 which resulted in a favorable variance of \$2,475.28 under budget for the month. The year to date expenses are \$209,744.94 which is under the projected budget by approximately \$25,000. Laura E explained that this is due to not having received any of the pool management bills to date. She has requested them from RSV Pools.

Management Report – Laura E informed the Board that Corey Ashford has been brought on to take over the Covenants Inspections effective immediately. Laura E stated that Corey is an experienced inspector so she expects a seamless transition. He is already versed on the rules and regulations as well as the current violations and enforcement due process.

Laura E informed the Board that she has been focusing quite a bit of time inspecting the grounds noting that several street tree beds have been overtaken with weeds. PGC will be sending a crew out to inspect all the street trees for suckers and weeds and will remove as needed. She has been working with PGC to identify other items that need attention which include the common area behind 12001 Arista Manor (Drive next to Milestone Manor Lane entrance traffic circle) which has a dead Pine tree and 2 dying Photinia shrubs which PGC will be removing. They will also be removing the 4 dead trees on the berm behind 12216 Emerald Way.

The total cost for all of this work is under \$1,000 and therefore falls within IKO's spending limit and therefore no formal vote is required.

Laura E advised the Board that she had sent another follow-up email to Montgomery Lighting about the repairs needed to the entrance lighting at Stardrift Drive. She copied Mike J on the email.

Laura E advised the Board that she worked with Romain to select and order the two new dog waste cans and that they were expected to be delivered within a week.

Mike J asked Laura E for a status of the tennis court resurfacing work. Laura responded that the work is expected to be done during the month of September but that no specific date has been set. A copy of the email correspondence that she sent to Sports Systems was forwarded to Mike J.

Mike J asked Laura E to confirm that the meeting with upper management at IKO to discuss the contract has been set. Laura responded that it is set for August 18th. Mike J said that would meeting with Vic to discuss the meeting specifics.

Romain T asked Laura to reach out to the auditor for a status of the 2021 audit. *Action: Laura to reach out to Kerich for a status and provide an update to the Board before or by the next meeting.*

Romain T advised the Board that he and Mike had stopped by the pool and learned that the pool white coat needed to be redone. There are hollows /cracks showing on the surface. Rajesh S stated that the pool white coat was redone a few years ago By High Sierra Pools. He asked Laura E to pull the contract and check the warranty as he believed it was for a 5-year period. *Action: Laura to confirm when the white coat was done and the warranty period and update the Board at the next meeting.*

Action/Discussion Items

ARC Review Handbook: The Board collectively agreed with the changes made by the ARC Chair, Bill August and asked that it be sent out to the membership with the upcoming budget and Annual meeting mailings for the required 30-day review period with the intent of adopting the changes at the Annual Meeting in November. Laura E had suggested pulling the ARC Application from the handbook so it can be updated and or changed in the future without having to update the entire handbook. The Board agreed and asked Laura to prepare the final package.

2023 Budget Timeline: Laura E stated that she provided a timeline in the management report for rolling out the 2023 Operating Budget. The draft budget will need to be approved at the September meeting so it can be mailed in mid-September to the membership for the required 30-day review period.

Committee Reports

ARC Committee: No report presented.

Social Committee: Laura E was asked to relay a request to the Board on behalf of the committee. Mike D wanted to know if the Board would allow an independent food truck vendor for the pool patrons. The Board collectively felt that the food truck should not park /sell food from the pool parking lot but rather be situated in close proximity off Association property and would have to carry the appropriate licenses and insurance.

Adjournment

There being no further business Rajesh S made a motion to adjourn the Board meeting at 8:25 pm, Raman V seconded the motion, all were in favor.

Respectfully submitted by Laura Etchison

Approved by the Board of Directors on September 12, 2022