

**Clopper's Mill West Community Association  
Open Board of Directors Meeting Minutes  
Tuesday, November 9, 2010**

**Board Members Present:** Al Speich  
Rob Petroff  
Michael Teitelbaum  
Tony Thompson

**Others Present:** Ravi M. Parkie, TMGA

**Homeowners Present:** None, other than Board members who are also homeowners.

**Call to Order**

The meeting was called to order at 7:05 p.m. by Al Speich.

**Meeting Minutes**

Michael Teitelbaum made a motion to approve the September 14, 2010 open Board meeting minutes as submitted. Tony Thompson seconded the motion. The motion was passed unanimously by all Board members present.

**Homeowner Forum**

None

**CFL Lighting**

The Board reviewed the replacement of the internal parts of the street lights within private roadways owned by the Association in an effort to save on energy costs.

Michael Teitelbaum made a motion to approve the proposal from Kolb Electric to retrofit 23 existing 150 watt high pressured sodium parking lot lights with new energy efficient florescent 60 watt high max lights for a cost of \$2,300. This includes the retrofitting kit per light as well as the labor related to the removal and installation of the new equipment inside the colonial lantern heads. Tony Thompson seconded the motion. The motion was passed unanimously by all Board members present.

The Board requested that a proposal be generated for a CFL street light to be installed on a parking finger on Smokewood Terrace as the lighting on this street is very poor.

**PEPCO**

It was noted that Charles Washington, from the Customer Relations Department of Pepco had not provided any of the answers to the questions the Association and its residents had posed at the September open Board meeting.

It was noted that PEPCO had been frantically cutting down and trimming trees for electrical lines feeding into the Germantown area.

**ACC**

It was reported that the homeowner that cut into a retaining wall and build stairs onto it had 30 days to restore the common element. It will be inspected upon completion.

## **Landscaping**

It was noted that the Smokewood Drive planting was completed on schedule in mid-October.

It was reported that replacement flags have been ordered for the flagpole at the intersection of Smokewood Drive and Richter Farm Road. Additionally, State flags have also been ordered as per previous discussion with the Board. Once the flags come in, they will be placed on the flagpole. Michael Teitelbaum reported that he was still working on getting U.S. flags that have flown over the Capitol Building in Washington, DC.

It was reported that several replacement street signs have been ordered for some intersections within the town house section of the community and will be installed in the next several weeks.

## **2011 Pool Hours - Modification**

Michael Teitelbaum reviewed the reduction of pool hours with two options. The first option proposed was to open the pool one hour later each day for the entire season. The second option proposed was to open the pool one hour later on weekends only excluding holidays and pool hours when school is in session.

Al Speich pointed out that the swim team would have to pay more for guards as they have to pay for their own staff if it is outside normal pool hours.

The Board agreed these options would impact too many groups during the busiest portion of the pool season. The cost savings for each option were only around \$1,200 to \$1,500 dollars and did not really impact the bottom line.

The Board discussed various other options and concluded that opening the pool in August at noon on weekdays other than school hours since the pool was under used during that month was a good option. Any cost savings will be put toward the extended week and weekend at the end of the season.

Rob Petroff made a motion to open the pool at noon on weekdays starting the first Monday in August through the date school starts in August then the pool hours are reduced to evening only already. This will apply for the 2011 season forward. Michael Teitelbaum seconded the motion. The motion was unanimously approved by all Board members present.

The Board also requested that it be noted to the pool company that the pool manager for 2011 have a stronger handle on staffing to make sure there is enough and not too many guards on staff depending on weather conditions and how busy or not busy the pool is at different times throughout the pool season.

## **Marlins Swim Team Representative A**

It was noted that Lorraine Branson has stepped down as the representative for Team A and Pat Karta will be re-assuming this position. Andy Joseph continues to be the swim team liaison. Mr. Joseph is currently talking to Kingsview Village HOA regarding joining the Marlins.

## **Outside Pool Membership and Swim Team Kids**

Rob Petroff broached the subject of allowing Meadow Creek HOA and Cedar Creek HOA to join the Clopper's Mill West pool. This would generate revenue to offset the running of the pool facility and give a boost to the swim team with additional kids joining up.

The Board and management reviewed all the scenarios and permutations in the matter. It was noted that the residents of the Isle of White HOA which is 15 homes at the end of Stonebridge Terrace have been offered outside membership for the last 10 years. One homeowner a year, if that, joins the CMW pool.

Rob Petroff made motion to offer 10 family pool memberships to the Meadow Creek HOA which is an Association with no pool off of Riffelford Road consisting of 133 single family homes and no limit on family pool memberships Cedar Creek HOA which is an Association with no pool off of Route 118 on Charity Lane consisting of 20 to 30 single family homes. Families for Meadow Creek HOA that join in 2011 will be giving first right of refusal to join for 2012 forward. The children from both Associations would be able to join the swim team, provided the Marlins approved of this. Michael Teitelbaum seconded the motion. The motion was unanimously approved by all Board members present.

## **Website**

Nothing new was reported.

## **Social**

### Proposed 2011 Community Calendar of Events

04.01.11	Spring Newsletter
05.14.11	Spring Community Yard Sale (Sat.)
05.19.11	Spring Bulk Pick Up (Thurs.)
07.02.11	Independence Day Pool Party (Sat.) (No sponsor next year)
09.24.11	Fall Community Yard Sale (Sat.)
09.29.11	Fall Bulk Pick Up (Thurs.)
12.15.11	Winter Newsletter

The Board approved the 2011 community calendar of events as referenced above.

## **Newsletter**

The next edition is slated to go out in mid-December.

## **Mailbox Replacement Project**

Tony Thompson advised that the first two mailboxes will be installed this fall. Management advised that the check for \$1,200 has been cut and will be mailed to Mr. Thompson to forward to USPS. The Association will make replacements over multiple years as funding permits. USPS will handle the passing out of keys to residents for the new boxes.

## **2011 Budget - Approved**

Michael Teitelbaum asked the Board if anyone had any issues with the budget as proposed. None of the Board members had any comments.

Rob Petroff made a motion to approve the 2011 operating budget as proposed to homeowners. Tony Thompson seconded the motion. The motion was unanimously passed by all Board members present.

## **Tot Lot Improvements**

Michael Teitelbaum and Homeowner X discussed several types of tot lot equipment to expand the Ansel Terrace tot lot with the Board. Monkey Bars, climbing walls, mini hoop and a balance beam were suggested as options. Management suggested that the Board walk over to the tot lot to review the area first hand.

The meeting was adjourned and the group walked over to the Ansel Terrace tot lot to review possible options. A meeting will be set up with the playground contractor to price out the installation of additional equipment in an expanded area.

## **Adjournment**

Michael Teitelbaum made a motion to adjourn the meeting. Tony Thompson seconded the motion. The motion was passed unanimously by the Board members present.

The meeting was adjourned at 8:50 p.m.

Respectfully submitted by Ravi M. Parkhie on November 15, 2010.

/rmp

G:/CM/IIL6(c)/2010/Meeting Minutes – 11.09.10 – Approved

CM: IIL6, IIL6(c)