

**Clopper's Mill West Community Association
Open Board of Directors Meeting Minutes
Tuesday, May 13, 2008**

Board Members Present: Al Speich
Bob Treseler
Rob Petroff
Cynthia Faville
Tony Thompson

Others Present: Ravi M. Parkhie, TMGA
Djordie, RSV Pools
Peter Fleming, RSV Pools

Homeowners Present: Steve Hughes

The meeting was called to order at 7:02 p.m. by President Al Speich.

Homeowner Forum

Steve Huges noted that the pine trees along Kilmarnock Way were stressed. Ravi Parkhie stated that they have been that way for several years and the landscaper is keeping an eye on them and that several have been removed. When they eventually die the area will be replanted with a variety of hardy planting material.

Meeting Minutes

Cynthia Faville made a motion to accept the April 2008 minutes with the addition of Tony Thompson's name to the roster of Board members present. Tony Thompson seconded the motion. The motion was passed unanimously by the Board members present.

Officer Reports

President Al Speich noted that the yard sale sponsored by Andy Pagano and coordinated with management was very successful. All officers and committee members present were requested to submit articles for the summer newsletter being prepared by Becky Escario.

Architectural

Ravi Parkhie reported that the architectural committee continued to approve applications and that no new issues had arisen.

Pool

Rob Petroff reported that two of the lifeguards from last year's staff had decided not to work at the Clopper's Mill West pool this year because of a fall out over not being chosen for employment with the swim team for the 2008 pool season.

The Board reviewed the 2008 Swim team Budget and approved the annual contribution of \$2,500. Cynthia Faville made the motion and it was seconded by Tony Thompson. The motion was passed by all Board members present.

Ravi Parkhie and Al Speich reviewed the expectations of the community regarding pool management for the 2008 pool season with Djordie the new pool manager and Peter Fleming the supervisor for RSV Pools. Enforcement of the rules is to be balanced with good manners and diplomacy by the pool staff. The Board will back the guards regarding enforcement of the rules.

Peter Fleming mentioned the repair needed for the exhaust system for the pool bathhouse. The Board gave approval for the repair.

Ravi Parkhie stated that the pool shot basketball hoop will be delivered to the pool for the 2008 pool season.

Al Speich stated that he continued to be pleased with the third sand filter that was installed last season.

Peter Fleming was asked to install blinds to keep the sun out of the guard office as it gets very hot during the summer and to replace the safety lines in the pool as needed to keep the pool equipment up to snuff.

Landscaping

Ravi Parkhie reported that the installation of the plantings in front of the clubhouse would be completed by mid-June. Management will be walking the property with the landscaping contractor over the next several months to review maintenance and look for areas for improved landscaping.

Social

Ravi Parkhie reported that all the arrangements for the “Fun in the Sun” pool party is on schedule for the June 28, 2008 date. The Board thanked Ravi Parkhie for taking on the extra work of planning and coordinating the event.

Newsletter

The next edition of the community newsletter will be issued in mid July.

Website

Nothing new to report.

Security

Ravi Parkhie reported that on June 4, June 11th and June 18th Officer Diane Tillery would be holding Neighborhood Watch seminars. A postcard will be mailed to all homeowners in June. The Board taking Ravi Parkhie for doing the extra work to set up the dates with the police department for he benefit of the residents of the community.

Cynthia Faville reported about incidents that took place at the Taco Bell of off Crystal Rock and an incident regarding a Fed/Ex truck robbery.

Clubhouse HVAC Replacement

Ravi Parkhie reported that the HVAC replacement in the clubhouse was complete. Al Speich stated that the contractor recommended by management had done a great job.

Tennis Court and Basketball Court Repairs, Replacements & Resurfacing

Ravi Parkhie reported that the installation of the tennis court and basketball equipment as well as the refurbishment of the court surfaces would be complete by mid-June.

Ansel Terrace/WSSC Border – Safety Fence

Ravi Parkhie reviewed the proposals submitted for replacement of the aging safety fence that runs behind Ansel Terrace along the WSSC property boarder. It was noted that the Association would

save \$6,000 by using Potomac Garden Center over the next bidder. Ravi Parkhie stated that Potomac Garden Center had replaced the fencing around some of the storm ponds and had renovated the storm ponds for conversion saving the Association over \$30,000 in the last several years.

Concrete Replacement

The Board reviewed pricing of concrete sidewalk and curb/gutter replacement within the town house section of the community from Dominion Paving and Sealing, Standard Striping and Seal coating and PCM. Bob Treseler made a motion to accept the bid from Dominion Paving and Sealing for \$13,000. Tony Thompson seconded the motion. The motion was passed unanimously by all Board members present.

Financials

Management reviewed with the Board investments of Association funds in both operating and reserves.

Tony Thompson made a motion to place \$50,000 in operating funds an OBA six month CD. Cynthia Faville seconded the motion. The motion was unanimously passed by the Board.

Bob Treseler made a motion to move \$20,000 in operating excess into the Community Center Reserves. Tony Thompson seconded the motion. The motion was unanimously passed by all Board members present.

Bob Treseler made a motion to place \$20,000 in reserve funds in an OBA six month CD. Cynthia Faville seconded the motion. The motion was unanimously passed by all Board members present.

Adjournment

Rob Petroff made a motion to adjourn the meeting. Cynthia Faville seconded the motion. The motion was passed unanimously by the Board members present.

The meeting was adjourned at 9:00 p.m.

Respectfully Submitted by Ravi M. Parkhie on June 30, 2008.

/rmp

G:/CM/IIL6(c)/2008/Meeting Minutes – 05.13.08 – Approved

CM: IIL6, IIL6(c)