

**Clopper's Mill West Community Association
Open Board of Directors Meeting Minutes
Tuesday, July 13, 2010**

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

Others Present: Ravi M. Parkhie, TMGA
George A. Scola, Jr., PEPCO

Homeowners Present: Andrew Joseph
Pat Karta

Call to Order

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

Meeting Minutes

Rob Petroff made a motion to approve the May 11, 2010 open Board meeting minutes as submitted. Tony Thompson seconded the motion. The motion was passed unanimously by all Board members present.

Homeowner Forum

Pat Karta stated she was just at the meeting to listen.

Pepco Presentation

George A. Scola, Jr from the Utility Operations Finance Division of Pepco was present to speak with the Board on questions regarding commercial and private energy conservation efforts as well as reasons behind recent excessive power outages.

Substations, Feeder lines and boxes higharchy was explained to the Board. The brown outs during the winter snow storms were discussed. Every homeowner has a feeder number grouping assigned to their address and therefore it is important to call in to the automated system to record power outages and extended outages so Pepco can pinpoint substations, feeder line and box issues in that order of priority.

It was noted that Pepco is still the distributor of electricity for the area even if residents choose a different supplier.

The Board requested that pamphlets and a sample bill be brought to the September 14, 2010 presentation. Two speakers were requested. One speaker to explain ways for the Association to conserve energy and one speaker to speak on both energy conservation and the reasons and remedy for the recent extended brown outs.

George Scola will contact engineers in his company to look into ways to save energy for the clubhouse, swimming pool pumps and Association common area lighting (CFL and Pilot LED programs) and advised management.

Kolb Electric will be invited to the September 14, 2010 open Board meeting as well.

ACC

It was reported that the architectural committee was reviewing several architectural applications.

Management will bring paperwork on new clothes line legislation for the Association to review at the August meeting.

Landscaping

Al Speich stated he would be meeting with a homeowner on Smokewood Drive regarding possible landscaping for the center island area to both deal with the issue of playing ball in this area as balls are hitting the cars parked adjacent to the center island area and to continue to enhance the landscaping aesthetic in this area.

Andy Joseph stated that he is working with management and the County on a street tree project to be implemented over the next several years, funding permitting.

Pool

It was reported that there was one issue with a patron over the summer. Management will email a list of all owners over to the pool company to keep on hand at the pool.

Main Pool - Solar Cover

It was reported that RSV Pools, Inc will keep the solar cover and reel in their warehouse and the Association can choose to purchase it next season for the same price if weather conditions necessitate its purchase. This year the Washington Metropolitan area experienced a very warm spring so the pool water temps rose the first week the pool was open which was fortunate considering the ordering issues experienced by RSV Pool, Inc.

Swim Team

Andy Joseph floated the idea of opening the Clopper's Mill Marlins swim team to residents of Kingsview Village HOA just as the residents of Clopper's Mill West and Clopper's Mill C.A. (a.k.a. East) do. This effort is in response to the "aging out" of youth within the community that participate in the swim team and is not about competition but rather sustaining and building community spirit.

The Board stated that this was up to the Marlins as the system in place with "East" can be extended to Kingsview Village HOA as long as their Association contributes the same amount annually to the Marlins and offers the same reciprocal agreement for Kingsview pool usage during practices and meets that affect pool usage by residents of Clopper's Mill West.

Rob Petroff made a motion to support the swim team effort as outlined above. Cynthia Faville seconded the motion. The motion was unanimously passed by all Board members present.

Website

Nothing new was reported.

Social

Yard Sale

Management requested that the Board decide on whether to continue accepting sponsorship of the community yard sale by Shannon and Jeff Realtors given the negative feedback to-date. Yard Sale signs will be purchased by the Association to keep on hand for future yard sales so the community is not dependent on the consistency of sponsors for this semi-annual community event. The Board requested that Andy Pagano be contacted one more time. If he is not interested in the sponsorship then Shannon and Jeff Realtors will be given one more shot at sponsoring the sale this fall.

4th of July Barbeque – Cedar Run Park

Andy Joseph requested that the Board sponsor a community based 4th of July Barbeque at Cedar Run Park to extend the festivities held at the pool. The event has been held for six years through private donations. Homeowners grill up food, hire a DJ and rent a snow cone machine and wait to. The total cost of the project is about \$750. It was noted that the Back to School Blowout was no longer being held due to a lack of volunteers so the portion of the social budget usually allocated towards that event can be shifted to a 4th of July Barbeque at Cedar Run Park.

Security

Cynthia Faville stated there was no report as the next C-Safe meeting is scheduled for July 22, 2010. An auto accident regarding a young man on Kilmarnock Way was briefly discussed. It was noted he was in critical condition at the local hospital.

Mailbox Replacement Project

Tony Thompson obtained authorization from USPS to allow Clopper's Mill West to purchase boxes directly from USPS including installation and distribution of keys. Al Speich requested that Tony Thompson email draft verbiage for the contractual agreement between the Association and USPS. Al Speich will then review and modify the agreement as he deals with the postal service in his line of work. The final agreement will be reviewed by legal counsel before going before the Board for review and approval.

It was discussed that the project should be done in phases with the first four boxes being replaced in the spring of 2011 after proper review of funding levels for this special project and so that a test project can be done to work out any bugs in the process in having the USPS install the boxes and deal directly with townhome owners.

Spring Animal Replacement

It was reported that one of the rocking spring animals in the Ansel Terrace Tot Lot broke last year. The Board reviewed several replacement options as presented by management.

Rob Petroff made a motion to replace the rocking spring animal with either a "Shark" \$566 or "Dino Motion" rider \$500 with labor of \$300 to install either one. Michael Teitelbaum seconded the motion. The motion was unanimously passed by all Board members present.

Adjournment

Rob Petroff 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 9:50 p.m.

Respectfully submitted by Ravi M. Parkhie on August 9, 2010.

/rmp

G:/CM/IIL6(c)/2010/Meeting Minutes – 07.13.10 – Approved

CM: IIL6, IIL6(c)