

**Clopper's Mill West Community Association
Open Board of Directors Meeting Minutes
Tuesday, May 12, 2009**

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

Others Present: Ravi M. Parkhie, TMGA

Homeowners Present: Michael Titlebaum

Call to Order

The meeting was called to order at 7:10 p.m. by President Al Speich.

Meeting Minutes

Rob Petroff made a motion to approve the March 10, 2009 open Board meeting minutes as submitted. Bob Treseler seconded the motion. The motion was passed unanimously by the Board members present.

Homeowner Forum

Michael Titlebaum thanked Tony Thompson for help with getting a new mailbox key as he did not know that the post office was responsible for the mailbox banks located in the town home section of the community.

ACC

Nothing new was reported.

Landscaping

It was reported that due to 10 days straight of rain the common areas were not able to be mowed on the 7 to 10 day cycle. Potomac Garden Center is working on getting back on scheduled as are all the landscapers in the area.

It was noted that the basketball court was well used for basketball after the renovations to the court surface and installation of new equipment had been completed.

The Board reviewed proposals for the purchase of a flag pole and installation of a light to keep it light at night as required by law. Bob Treseler made a motion to approve the purchase and subsequent installation of the light pole and base and the installation of a light to shine on the flag. Montgomery Lighting will install the light. The flag pole will be purchased and Ravi Parkhie will arrange for the installation of the concrete base and installation of the 35 ft one piece internal halyard flag pole once the base has been set. Cynthia Faville seconded the motion. The motion was unanimously passed by all Board members present.

Pool

Rob Petroff asked who enforces the pool rules. He was told that the pool company through its guard staff enforces the pool rules on behalf of the Association as set forth by the Board of Directors.

The Board reviewed proposals for the installation of a sound system at the pool. The system can be used for Association social events at the pool, music at the pool during pool hours and by the swim team during the six home meets during the pool season. Bob Treseler made motion to approve installation of a quality sound system at the pool at cost of \$7,600 plus the cost of one extra wireless microphone to be used as a back up if the main microphone needs to be repaired in the future. Cynthia Faville seconded the motion. The motion was unanimously passed by all Board members present.

The Board discussed the homeowner request for smoking receptacles outside the pool area. Bob Treseler made a motion not to purchase and install any smoke receptacles as it will encourage smoking around the pool facility. Cynthia Faville seconded the motion. The motion was unanimously passed by all Board members present.

The Board reviewed proposals for led message boards and message board cases. It was agreed that the led message board was not needed. Rob Petroff made a motion to approve the purchase of an indoor/outdoor message board for a price not to exceed \$750. Bob Treseler seconded the motion. The motion was unanimously passed by all Board members present.

Social

Al Speich and Ravi Parkhie will purchase the food on Friday, June 26, 2009 for the Fun In the Sun pool party scheduled for June 27, 2009. Rob Petroff offered to volunteer to help Al Speich with cooking the hot dogs and serving drinks and chips. RSV Pools, Inc. will have Mike Williams run the games. Backyard Inflatables is slated to deliver the moon bounce right after the swim meet. Ravi Parkhie will coordinate with Lorraine Branson and Andy Joseph regarding the end time for the swim meet that takes place that morning.

Security

Cindy reported that there was not much activity in the town house section and that a hearing was set for a development of 80 town houses near Cinnamon Woods and the adjacent shopping center.

Concrete and Asphalt Work

The Board reviewed concrete replacement proposals for the town house section. Bob Treseler made a motion to award the concrete work to Portugal Construction. Rob Petroff seconded the motion. The motion was unanimously passed by all Board members present.

The Board reviewed proposals to overlay the community asphalt trails. O'Leary asphalt had the best pricing. The Board decided to give them a try. Bob Treseler made a motion to approve O'Leary asphalt to do an asphalt trail overlay. Rob Petroff seconded the motion. The motion was unanimously passed by all Board members present.

The Board reviewed the crack filling, seal coating, patching and pavement marking of the pool parking lot and town house parking areas. Bob Treseler made motion to get best and final pricing from Dominion Paving and PCM Construction. Ravi Parkhie reported that Brookstone Condominium would also be doing the same work and that the two contractors would be requested to bid on their work as if they were awarded the Clopper's Mill West job when the CMW Board makes their final decision at the July open Board meeting.

Adjournment

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

The meeting was adjourned at 9:45 p.m.

Respectfully Submitted by Ravi M. Parkhie on July 6, 2009.

/rmp

G:/CM/IIL6(c)/2009/Meeting Minutes – 05.12.09 – Approved

CM: IIL6, IIL6(c)