

**Clopper's Mill West Community Association  
Open Board of Directors Meeting Minutes  
Tuesday, September 9, 2008**

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

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

**Homeowners Present:** Jack McLaurin  
Michael Titlebaum

The meeting was called to order at 7:07 p.m. by President Al Speich.

### **Meeting Minutes**

Rob Petroff made a motion to accept the August 12, 2008 meeting minutes as submitted. Tony Thompson seconded the motion. The motion was passed unanimously by the Board members present.

### **Homeowner Forum**

Ravi Parkhie explained to some of the homeowners the difference between regulations regarding vehicles on the County maintained roadways in the single family section versus the parking regulations for the private roadways in the town home section of the community. County trash and recycling guidelines were also discussed.

### **Officer Reports**

Reports were given during the reconvene of the Annual Meeting.

### **Architectural**

**Jack McLaurin had nothing new to report on any architectural issues. The summer had been slow for applications.**

### **Pool**

**The Board reviewed the renewal contract for 2009/2010 for RSV Pools, Inc. Several changes were noted by the Board to convey to RSV Pools to revise the contract. Scott Vincent was unable to attend the meeting and will be invited to the November meeting to discuss the changes in the contract with the Board before approval.**

**The remaining pool hours for the extended 2008 pool season will be emailed to Al Speich for review.**

**Rob Petroff made a motion to accept the proposal from Montgomery Lighting Service to add two additional flood lights to the back balcony deck of the clubhouse and place new motion detectors which are capable of being placed on manual mode as well as the existing flood light and the write up of directions to be posted for pool personnel. The total price to complete this project is \$1,088.36. Cynthia Faville seconded the motion. The motion was passed by all Board members present.**

**Ravi Parkhie reported that Pat Karta will attend the November meeting for a swim team workshop discussion with the Board to coordinate the 2009 events. A second swim team representative will be again requested to attend. It was reported that Elisha Ehnes stated she has resigned from the committee but will still attend the meeting as part of the transition.**

## **Security**

Al Speich reported that break-ins continue to take place on Copper Ridge Road and the police are looking for the suspects and that a new principle is coming to Northwest High school and he will contact that person during the course of the upcoming year.

Bob Treseler made a motion to approve the installation of a colonial light pole to match the existing poles within the community on the right parking finger as you enter Smokewood Drive, at the intersection of Smokewood Drive and Smokewood Terrace. The total cost to install this additional light pole is \$1,831.94. Rob Petroff seconded the motion. The motion was unanimously passed by all Board members present.

Bob Treseler made a motion to approve the installation of two front entrance monument lights to light up the entrance monument installed behind the cobbled cross over section on Smokewood Drive near the entrance. The total cost for this installation is \$1,348.00.

Al Speich mentioned the idea of a flag pole and two lights to be installed behind the Smokewood Drive entrance sign as electrical lines owned by the Association were easily accessible. Ravi Parkhie stated that a proposal was being generated by the Association's electrical contractor minus the light pole itself and that the project could be something that could be done in the spring of 2009 after the Board reviewed pricing and scope.

The Board discussed solar light poles and the installation of a light pole at Kilmarnock Way/Terrace that would be a joint project between Clopper's Mill West and Brookstone Condominium in the interest of security and safety. The light pole would be purchased and installed by Clopper's Mill West and the future electrical costs, ownership and maintenance would be covered by Brookstone Condominium. It was noted that this intersection was quite dark as the Board walked the property during the meeting and then reconvened in the clubhouse.

## **Budget**

The Budget was discussed by the Board for mail out to the community. Bob Treseler made a motion to mail out the proposed 2009 budget if the Board gave no comments via email within a week after the meeting. Rob Petroff seconded the motion. The motion was unanimously passed by the Board members present. The budget called for a fifty cent increase in trash assessments to cover rising fuel and labor costs.

The Board authorized Ravi Parkhie to negotiate an extended period for the trash contract through 2011, if the contractor was willing to do so.

## **Adjournment**

Tony Thompson 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 9:45 p.m.

Respectfully Submitted by Ravi M. Parkhie on October 31, 2008

/rmp  
G:/CM/IIL6(c)/2008/Meeting Minutes – 09.09.08 – Approved  
CM: IIL6, IIL6(c)