

*Washingtonian Towns Homeowners Association  
Board of Directors Meeting Minutes  
Meeting Location: 22 Pontiac Way  
Date: January 5, 2006*

*Attendees:*

Shireen Ambush	Evan Donovan
Dean Zuras	Joshua Smeltzer
Jim Donato	David Chung

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Board President, Dean Zuras, called meeting to order at 7 p.m.

The review and approval of the December 1, 2005 Board and Annual meeting minutes was tabled as that documentation was not finalized at the time of the 1/5/06 meeting.

*Update on delinquencies:*

The Board heard an update regarding the three cases wherein liens have been filed against the property owner for delinquent payment of HOA fees. Ms. Ambush noted that personal judgment lawsuits against those property owners are proceeding and that the collection of monies will be either through the garnishment of wages or garnishment of rent (if applicable).

*Board action on issues:*

- The Board reviewed and approved the late fee waiver request by Ms. Sylvia Smith of \$30.00 for 809 Curry Ford Lane. It was noted that the property owner has not previously submitted a waiver request for any late fee incurred and that the owner has reestablished the payment of HOA fees via ACH.
- The Board discussed the concerns in the communication between Mr. Curtis Spring (313 Curry Ford Lane) and Abaris Realty, Inc.
  - It was noted that Mr. Spring's concern regarding tree trimming was addressed as part of the community-wide tree trimming effort.
  - The Board and Abaris will continue to take Mr. Spring's suggestion regarding the caulking of sidewalks under advisement, noting that it would be a cost prohibitive effort at this time to undertake a community wide re-caulking effort.
  - The Board and Abaris duly noted Mr. Spring's concern regarding bulk trash issues and a communication will go out in February or March to remind all property owners of the community bulk trash pick up schedule. This communication will also include other issues regarding refuse collection (i.e. dates/time for regular trash pickup, recycling pickup information, do's and don'ts regarding bulk trash, etc). Additionally, the community-wide letter will meet the concerns of property owner at 607 Whitcliff Court (see January 5, 2006 Management Report, item 7c)

General Discussion:

- The Board had a general discussion about concerns with repeat offenders of the community's rules and regulations and the ability to more effectively enforce compliance with those particular property owners. Ms. Ambush noted that a hearing could be held for repeat offenders and should property owners continue to violate the rules and regulations after having had a hearing s/he could be subject to a monetary fine. The Board agreed to discuss this matter further, particularly with the consideration that the majority of repeat violations occur in the spring and summer months.
- There was general discussion about the timeliness of information dissemination, particularly with regard to the HOA's two major contracts—snow removal and landscaping. Concern was expressed that there was not enough time to fully review information and Ms. Ambush noted that the contractors were late this particular year in getting proposals into Abaris. Going forward, Ms. Ambush will ensure that the Board receives the contract proposals in the August/September timeframe noting that this would have the additional benefit of coinciding with the fiscal year start/end.
- The Board agreed to utilize email to immediately notify Abaris and other Board members of any issues that are of concern, particularly with regard to its contractors who are performing work in the community. The Board agreed that immediate notification of issues would be more effective in that action on issues can be taken promptly and would not have to wait until a Board meeting for discussion.
  - A contact information sheet was prepared to include telephone and email information for all Board members and Abaris personnel

Election of Officers:

Officers of 2006 will be:

President: Joshua Smeltzer

Vice-President: Dean Zuras

Treasurer: Jim Donato

Secretary: David Chung

The meeting adjourned at 8:25 p.m.

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Next meeting: Thursday, February 2, 2006, 7:00 p.m.  
22 Pontiac Way

\*Ms. Ambush noted that she will not be in attendance at the February meeting and Evan will represent Abaris in her absence.