

*Washingtonian Towns Homeowners Association
Board of Directors Meeting Minutes
Meeting Location: 22 Pontiac Way
Date: February 2, 2006*

Attendees:

Board Members	Management	Homeowners/Address
Joshua Smeltzer	Evan Donovan	Rich Mack – 108 PW
Dean Zuras		
Jim Donato		

Joshua Smeltzer called the meeting to order at 7:05p.m.

Joshua Smeltzer suggested that items with an asterisk (*) be discussed first, followed by any other items listed on the management report. The board unanimously agreed to this approach.

Dean Zuras motioned to approve the December 2005 and January 2006 board meeting minutes. Jim Donato seconded the motion and the minutes were approved.

Jim Donato reported the financials were in order.

Update on delinquencies:

No new update on delinquencies.

From last months update... no change in status was reported on the three cases wherein liens have been filed against the property owner for delinquent payment of HOA fees. 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:

- No issues to discuss.

General Discussion:

- Joshua asked Evan if Abaris had an update on the tree trimming punch list. Evan stated that he did not and that he would obtain an update and then Abaris would notify the board. Dean Zuras asked Evan to have Facility Service Corp notified that a Leyland Cypress along Muddy Branch (between 38 and 42 PW) was loose in the ground and may require staking. The board wishes to have it checked as soon as possible to avoid possible loss of the tree. If necessary, Dean Zuras may be contacted to confirm the precise location of the tree.
- Richard Mack (108 PW) was asked if he had any issues to present before the board. He did not have any issues to present. He commented that after reading about the lack of a quorum at the 2005 annual meeting, he decided to attend the meeting. He

requested and received and ARC request form and informed the board that he was considering replacing his ground level wooden deck with a stone or brick one.

The meeting adjourned at 7:20 p.m.

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