

Washingtonian Towns Homeowners Association
Board of Directors Meeting
Thursday, July 6, 2006

Meeting Minutes

Attendees:

Shireen Ambush, Abaris Realty
Joshua Smeltzer, HOA Board President
Dean Zuras, HOA Board Vice-President
David Chung, HOA Board Secretary

The meeting was held at the offices of Abaris Realty, 12009 Nebel Street, Rockville, MD and was called to order at 7:12 p.m.

The May 2006 Board meeting minutes were approved unanimously. Motion to approve from J. Smeltzer and second by D. Zuras

Correspondence to/from Management requiring Board action:

(i): Email exchange between management and a resident of the community regarding two dead pine trees that need to be removed behind 7 Pontiac Way.

The Board asked Abaris to get a contractor(s) to review the situation and to solicit a bid for the suggested removal. The review and proposal will be inclusive of all pine trees to determine their overall health and potential need for removal. Going forward, the Board will review the cost proposal against the budget. Once all information is received, the Board will ask the HOA Landscaping Committee to weigh in on the recommendations from the contractor.

(j): Letter from 17 PW responding to the letter regarding the parking of a commercial vehicle within the community parking lot.

The Board voted to grant an exception to the homeowner and will allow him to keep the vehicle in place with the ladder racks. A letter will be sent from Abaris to the homeowner explaining this decision and will allow the vehicle to remain with the provision that no ladders may be hung on the vehicle going forward.

(k): Email exchange between resident requesting that the Board reconsider decision regarding the installation of window grids on his townhouse due to cumbersome cost considerations.

The Board discussed and agreed that the homeowner will be allowed to keep the windows without the window grids. A levy of \$500 will be held in abeyance and will be levied on the homeowner if future exterior modifications are made without going through the formal ACC approval process.

(n) & (o): Motion was made to appoint new members to Board committees. Three members will be added to the landscaping committee and two members to the ACC.

The appointments will give the Board a total of seven members on two committees: 4 on the ACC; 3 on the landscaping

Old/New Business:

(a) ACC request from 301 WC for the installation of a deck.

The Board voted to approve the request. Motion to approve from Chung; second by Smeltzer.

(b): Inquiry from resident at 4PW regarding the recent ACC inspection. Resident asking for clarification on the items noted.

Abaris will send a follow up letter to the homeowner to clarify that the bags of mulch should be removed and that balusters need to be added to the deck.

(c): 208 WC request for an extension on ACC improvements. Board voted to allow for the extension until 08/31/2006

(d): 303 WC request for an extension on making ACC improvements (changing door paint color) – Board granted extension until 08/31/2006. The issue regarding the mowing of the lawn that was cited during the inspection will be checked again during the ACC re-review.

(e): The Board agreed that any money obtained from fines collected from violations of HOA guidelines will be set aside for enforcement and remediation of other violations going forward. The actual expense will be charged back to the violating homeowner.

(f): The Board agreed to move \$50K from the TriCapital money market to a 3 year Certificate of Deposit. Abaris will find the best rate available for the CD and move the money.

(g) Abaris will contact Webster Communications and instruct them to launch the WTHOA website: www.washingtoniantowns.com

The meeting adjourned at 8:03 p.m.

Next Meeting:

Thursday, August 3, 2006 at 7:00 p.m.

Abaris Realty, 12009 Nebel Street, Rockville, MD

Hearings on the ACC inspections will be held at this meeting and will begin at 7:30 p.m. with an estimate of 5-10 minutes per hearing.