

**MILESTONE HOMEOWNERS ASSOCIATION**  
**Board of Directors Meeting**  
**June 1, 2020 – 7:00PM**  
**Meeting was held by video/telecon.**

Board Members Present: Mike Johnson, President  
Gerald Schmidt, Vice President  
Romain Tweedy, Treasurer  
James Halton, Member at Large

Board Members Absent: Rajesh Sreedharan, Secretary  
Lily Correa, Member at Large  
Raman Veda, Member at Large

Management Present: Laura Etchison, Community Manager

Recording Secretary: Terry Cromwell

Others Present: Five homeowners present.

**Call to Order**

Mike J called the meeting to order at 7:09pm. Laura E announced that the meeting is being recorded. She also requested everyone on the call please mute unless they are speaking. Laura E stated that there are three hearings scheduled for tonight. One owner is on the call, 21501 Fox Field Circle who is requesting a driveway extension.

**Owner Forum**

James F – James F stated he sent an email to the Board regarding putting information on the website about the food pantry. A residence in the community is accepting donations at their home. The need has increased from about 600 people to 900 people. He would like to request the Association put a list of items that are accepted and the address where items can be dropped off.

Hari C – stated the Milestone entrance sign is still broken. Laura E stated the contractor was supposed to fix it, but did not show. She called and reminded him he said he would be there Thursday of this week. Hari asked if the pool passes have been mailed out. Laura E stated no, they are waiting for an opening date before mailing them out.

Rachelle N– asked if she is upgrading her deck, does she need to submit an application for approval? Laura E stated if you are changing the style or material you will need to apply. Rachelle also asked if the Association would be willing to send emails out such as the ones that went out for the Montgomery County Public School boundary study. Laura E stated the Board will entertain emails on a case by case basis. Rachelle stated she feels something should go out regarding the issue that is going on with people of color. Mike J requested she submit the information to the Board for review.

Rajeev D – has a concern that two neighbors have not mowed their yards for months. He believes one home is an HOC home. Mike J stated if they are rental properties sometimes it is hard to find the owners. Laura E stated she is working on the HOC homes that need to maintain their yards. She stated HOC said if the renters do not mow the HOC will mow the lawns and bill them. Mike J requested Rajeev send the addresses to IKO.

GM Desai – Owner stated this is the first time they have joined in on a Board meeting. They submitted an ARC application to install a screened in deck, stairs and a porch approximately a month ago and were requesting an update. Laura E will get an update from the ARC committee and report back to the owner.

### **7:33pm – Homeowner Hearings**

Laura E stated there were three hearings scheduled related to ARC denials but only 21501 Fox Field Circle is present on the video call. The ARC committee has sent the application to the Board of Directors for review regarding a driveway extension. The owner stated she requested to widen her driveway about four (4) feet so two vehicles can fit in the driveway. She also stated the driveway is in need of repair because the asphalt has sunk and needs repaired/replaced. Mike J stated driveways are not supposed to extend past the width of the garage. The committee stated that in the past they have approved extensions on a case by case review. Romain T stated their house has a very narrow curve angled driveway and the Board has allowed widening of some in the past and with this particular home it makes sense to widen. Mike J stated to the owner that the Board will review the application and IKO will contact them with the Board's answer.

### **7:35pm – Board of Directors Meeting**

#### **Approval of May 2020 Minutes**

*Romain T made a motion to approve the May 4, 2020 Board Meeting minutes. Gerald S seconded the motion, all were in favor.*

#### **Treasurers Report**

Laura E gave an overview of the April 2020 financials. She stated the Association expenses are \$1200.00 under budget. Laura E stated that the Association currently has \$585,743.00 in their reserve accounts. The Association has paid the pool management company for two months of the season. Due to the fact that we are not sure the pool will be able to open this season the company is doing an addendum to the contract. Laura E stated that the owner of RSV Pools sold the company but is still involved and if the pool does open, they will be working with the same staff. She has requested information on the new ownership to share with the Board.

Mike J asked Laura E how much the pressure washing cost for the fences on Milestone Manor Lane and Star Drift Drive. Laura E stated it was \$500.00 per fence, total was \$1000.00. The items will be billed to line item 6325 in the budget.

#### **Management Report**

- Laura E stated that two full inspections have been completed. Sixty-six homes were cited during the second inspection.
- The contractor hired to complete the pool work has not completed all the work yet. Laura E will request an update from the contractor and also a time frame as to when they will finish.
- Laura E has not heard anything from the county regarding pools opening. She stated a lot of IKO properties are deciding not to open their pools.

#### **Action/Discussion Items**

**Light Fixtures for Pool house** – Laura E stated that Kolb Electric said the fixtures in the pool house are no longer made. The price given in the proposal is for switching them out with new fixtures that are LED. James H stated we should just move forward with replacing the lights.

*Action Item: The Board requested Laura E get two additional proposals to replace the lights with LED lights.*

**Pool Opening** – Laura E stated there is no date as to when the pool will open it all depends on the Governor and county but we will continue working on the pool as if it is going to open this season. The pool mailer has been mailed out to all owners. Laura E asked the Board if they want IKO to mail out the pool passes; her suggestion is to wait until they are certain the pool will open. The passes can be picked up at the pool. James H asked if the county has to complete an inspection before the pool can open. Laura E stated yes, we are on a semi-waiting list but do not have a date for the inspection.

An owner stated that the pool leak on the sidewalk near the pool is still going on. The area often appears wet and looks like it is eroding on the asphalt. Romain T stated the asphalt eroding is due to the weight of the buses that stop in that area. Mike J stated the first area was fixed; this area is up further towards the pool house.

*Action Item: The Board requested Laura E get a proposal for repairs of the area, if the price is under \$2000.00 no need to get additional proposals, but if it is over \$2000.00 please get additional bids.*

*James H made a motion, seconded by Gerald S if a proposal comes in at less than \$3000.00 have the work completed. All were in favor.*

An owner suggested the Association try to get the roads repaired by the county since school is not in session.

*Action Item: The Board requested Laura E contact the county regarding road repairs in the community.*

### **Committee Reports**

Architectural – Mike J stated we have at least one application that needs reviewed by the committee per the owner that spoke tonight.

The owner at 12309 requested an appeal hearing for a walkway that was denied by the committee. The hearing was scheduled for tonight but the owner could not attend and requested it be rescheduled. Mike J stated the Board will review the application and requested Laura E reschedule the hearing for the next Board meeting.

Social Committee – Mike J requested Laura E put the event list on the website.

Mr. St. Jean stated he received an invoice for the website for \$15.00 that needs to be paid by the Association.

*Action Item: The Board requested IKO transfer this out of Mr. St. Jean's name and pay the invoice.*

### **Adjournment**

The Board meeting adjourned at 8:15 PM.

Respectfully submitted by Terry Cromwell