

**MILESTONE HOMEOWNERS ASSOCIATION**  
**Board of Directors Meeting**  
**October 7, 2019**

Board Members Present: James Fort, President  
Mike Johnson, Vice President  
Gerald Schmidt, Member at Large  
James "Jim" Halton, Member at Large  
Lily Correa, Member at Large

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

Management Present: Laura Etchison, Community Manager

Recording Secretary: Diane Plummer

Others Present: Four Homeowners Present

**7:00 pm - Homeowners Forum**

Dennis St. Jean – He received a notice of a possible \$2.00 increase. He would like to know how those numbers were calculated. There have been no financial reports on the website for the entire year. Dennis S. suggests waiting until next year to have the reserve study updated. Dennis S. believes that there are several areas in the draft budget where funds could be saved, such as the pool electricity, collection fees, etc. He also asked why does the Association need a minute taker when there is a secretary on the Board?

William 'Bill' August (ACC Chairman) – Asked about the status of the street tree that was damaged by the storm a month ago. Laura E. stated that the tree in question is in fact a County tree. She did submit a service request to Montgomery County about the tree.

*Action Item: Laura E. to email Bill A. the Montgomery County reference number for the service request.*

Dennis St. Jean – Asked what trees are County trees? Laura E. answered that all street trees throughout the community are owned by the County. Dennis S. said that there are a lot of trip hazards on the sidewalks due to the tree roots. Laura E. said that the sidewalks are owned by Montgomery County; trip hazards may be reported directly to MC311.

Bill #2 (didn't get his last name) – He has concerns with the park entrance by Ridge Road. There is no safe way to cross Rt. 355 from the community to the park. Lily C. said that cars come speeding into the community from that entrance, as Stardrift Drive relieves congestion (vehicles cut through Stardrift Drive to Observation Drive). There is also no safe way to access the north-bound bus stop on Rt. 355. James F. said that Rt. 355 is a state road. Any safety concerns should be reported to the state. Bill suggests a pedestrian ramp over Rt. 355. Dennis S. thinks that the Board should invite our Congressman to a meeting to discuss these safety issues. James F. asks Bill take the lead and reach out to the Congressman.

Close Homeowners Forum.

**Proof of Quorum**

Quorum was established by five (5) of the seven (7) Board Members being present.

**Call to Order**

The meeting was called to order at 7:25 PM by its President, James Fort.

### **Approval of September Minutes**

Mike J. made a motion to approve the September 2019 Board Meeting minutes as written. Jim H. seconded the motion, all were in favor. The motion passed unanimously.

### **Treasurers Report**

There was no report. The Association is currently looking for a volunteer to be Treasurer. There were no questions from the Board regarding the August 2019 financials.

### **Management Report**

### **Action/Discussion Items**

#### ***Landscape Maintenance Proposals***

After a brief discussion on the landscape maintenance proposals, Mike J. made a motion to accept the proposal for the base landscaping maintenance submitted by PGC Landscape. Lily C. seconded the motion. As all were in favor, the motion passed unanimously.

#### ***Flower Rotations***

The proposals for two flower rotations were reviewed and discussed. Jim H. made a motion to accept the proposal submitted by PGC Landscape. Lily C. seconded the motion. As all were in favor, the motion passed unanimously.

#### ***Tree Removal***

There are two trees (Honey Locust) between 21343 and 21345 Village Green Circle that have upheaved the sidewalk due to the tree roots. There are also two other trees on Eagle View Way that need to be removed. After reviewing the proposals, Mike J. made a motion to accept the proposal from PGC Landscape to cut down the trees (8 in total) and have Yokley Tree Service grind the stumps and reseed the areas (8 in total). Jim H. seconded the motion. As all were in favor, the motion passed unanimously.

#### ***Tot Lot Mulch***

After reviewing the proposals, for the installation of mulch at the tot lot, Mike J. made a motion to accept the proposal from Eden Design Group. Gerry S. seconded the motion. As all were in favor, the motion passed unanimously.

#### ***Snow Removal Proposals***

After review of the snow removal proposals and a brief discussion, Mike J. made a motion to accept the proposal submitted by Todd Greenstones Custom Farming. Jim H. seconded the motion. As all were in favor, the motion passed unanimously.

#### ***Royal Carriage Drive – Drain Extension***

After review and discussion of the proposals, Mike J. made a motion to accept the proposal from Associates Plumbing for the amount of \$2,215.00. Jim H. seconded the motion. As all were in favor, the motion passed unanimously.

#### ***Pool Management Renewal***

This item has been tabled until the November 2019 Meeting, as the Board would like one additional proposal. *Action Item: Laura E. to obtain at least one more proposal.*

#### ***Pool – Water Heater Replacement***

After a brief discussion, Mike J. made a motion to accept the proposal submitted by R.V. Carey for the amount of \$2,250.00. The motion was seconded by Lily C. As all were in favor, the motion passed unanimously. The Board agreed to have the hot water heater replacement in spring 2020.

### **Committee Reports**

The ARC Committee approved the installation of a shed at 21313 Autumn Rose Way. The neighbor is complaining about the 12" height of the shed. The Board reviewed the Application and agreed with the Committee's decision to approve the shed.

The same homeowner commented about leaf removal. He thinks it would be better if the leaf removal was done on a weekend, but knows that it is probably more expensive. The Board suggested that the homeowner rake the leaves to the curb and leave them there for pick up. The Board will keep the same schedule for leave removal.

### **Review of the Draft Budget for 2020**

Laura E. presented the draft 2020 budget to the Board with a \$2.00 per month/per house increase. Mike J. and Lily C. do not believe that an increase is necessary. James F. tasked Mike J. and Lily C. to review the draft budget to see where they can find savings. James F. stated that the 2020 budget must be adopted at the November 4<sup>th</sup>, 2019 meeting.

### **Adjournment**

As all business had concluded, Mike J. made a motion to adjourn the meeting. Jim H. seconded the motion. The motion passed unanimously. The Board meeting adjourned at 8:45 PM.

Respectfully submitted by Diane Plummer