

Date & Time: 09/22/2005 7:30 PM – 9:00 PM

Location: 2441 McCormick Rd., Rockville MD 20850

Attendees: Jerry Greenberg, William Armbruster, Clayton Nickel, Gayle Brooks, John Nickell, Dwayne Jenkins (from City of Rockville)

Absent: Brian Rogers

Current board members:

- **President** – Jerry Greenberg (email: jerrygreenberg@comcast.net)
- **Vice-President** – William Armbruster (email: williamarmbruster@yahoo.com)
- **Treasurer** – Brian Rogers (email: rogersbr@comcast.net)
- **Secretary** – John Nickell (email: jnickell3@comcast.net)
- **Web master/Newsletter** – Clayton Nickel (email: nickelca@nickelca.com)
- **Architectural liaison** – Gayle Brooks (email: gkbrooks@comcast.net)

New Business

- Parking problems have been noted due the high-volume use of Dundee park
 - Several possible solutions were discussed
 - The City Of Rockville representative agreed to have police patrol the neighborhood during the peak usage times, possibly distributing tickets for major violators
 - It was suggested that the recreation department not allow football practices, only soccer (or other low-volume type activities)
- There was a rabid animal found (and killed) near the townhouses recently
 - Police were called and killed the animal (a raccoon)
 - City of Rockville will be requested to distribute fliers around our neighborhood, and surrounding areas, notifying everyone of the potential for additional rabies cases
 - The president will put a rabies notice on the Alliance of Rockville Neighborhood Associations (ARNA)

Old Business

- Annual architectural walk-around occurred on July 7, 2005
 - Several problems were found, and letters were sent
 - No improvements have been completed
 - Individual board members agreed to talk to the neighbors with infractions
 - If there are still no results, the City of Rockville could be contacted to enforce repairs
 - There have been two problems noted by the landscaping contractor: 1) dead tree @ 2415 and 2) dead tree @ 2403
 - Planting of a small shrub in front of property #2437 was approved

- #5 McCormick Ct has requested permission to build an addition
 - The president has requested for architectural diagrams and building permits from the owner
 - Final approval from the board is required before work may begin
- Changes to the Color Palette were discussed and rejected – any variances must be approved by the HOA board
- Dues increase of 5% (minimum) approved for this December’s dues
 - Possible need for larger increase to be analyzed by Treasurer, and discussed at the May Annual Meeting
 - Increase of more than 5% will require 2/3 approval vote
- Sidewalk repairs for townhouses –deferred
- Management Company – Harry Shaw investigated this option and discovered that it would cost the HOA about \$10K annually for this service. This was considered too expensive to pursue.
- Block Party planned for Fall 2005 (Labor Day)
 - CANCELED/OBE
- Community Garage/Yard Sale
 - Planned for Spring 2006 before annual meeting
 - Individuals would manage their own sale items

Action Items

| Description | Owner | Due Date | Completion Date |
|--|---------|---------------|----------------------|
| Newsletter preparation and distribution | Clayton | November 2005 | |
| Contract for re-sealing townhouse parking area | Jerry | Mid-July | August 11 – 12, 2005 |
| Picnic planning/preparation | TBD | August 2005 | Canceled |
| Garage Sale planning/preparation | TBD | February 2006 | Early Spring 2006 |

Next Meeting(s)

| Description | Date |
|----------------|------------------|
| Board Meeting | February 2, 2006 |
| Annual Meeting | May 2006 |