

MINUTES
Villas I at Snowden Overlook
Board of Directors Meeting
March 1, 2022

ANNOUNCEMENT - The *Board Meeting was held via ZOOM. Homeowners were notified by email.*

Present: Board Members Lou True, Robert Vogel, Dave Perin, Charlie Overly, Wanda Brodsky and WPM President, Barry Yatovitz.

1. **CALL TO ORDER** - 7:00pm.

At the February 15 work session the Board authorized payment to AMG of \$3,650 for the January 28-29 snow event.

2. **READING OF THE MINUTES FROM PREVIOUS MEETING**

The minutes from the February 1, 2022 meeting were not read. A **MOTION** was made by C. Overly and seconded by R. Vogel and adopted 5-0 to approve the February 2022 minutes and to dispense with reading.

3. **TREASURERS REPORT**

As of January 31, 2022 total account balance was \$1,178,180.32 including \$70,401.38 in the checking account and \$1,107,647.73 in the reserve/contingency accounts. No invoices for January snow removal were paid by January 31, 2022 which explains why the reported actuals are considerably less than the budget. Snow costs for January were paid in February and will be reported on the February WPM financials available for the April 2022 meeting.

4. **PROPERTY MANAGER'S REPORT** - Report was received by the Board on February 25, 2022.

Gutter Cleaning Contract - The contract was approved for 2022 in the amount of \$4,320 and the company has offered no increase for 2023. Barry indicated that he would have Patricia resend the corrected contracts for both years for Board review.

Landscaping - Brightview Landscapes scheduled February 28 to remove the diseased trees and yews. The grinding of the tree stumps will be delayed because of wet ground conditions. New trees are scheduled to be planted in March.

We are awaiting proposals from AMG and Brightview for the drainage and erosion concerns at 8889 WGD.

Snow Events - Very little activity in February.

5. **COMMITTEE REPORTS**

Architectural - 8740 WWW submitted a request for two rear windows and upon review by the Board asked the homeowner to change the surround moldings to match existing moldings. A motion by R. Vogel and seconded by W. Brodsky was made to reject "as is" and resubmit with changes. Vote: 4 for, 0 against, 1 abstained.

Landscape - Diseased trees and shrubs were removed today, March 1.

Parking and Traffic - Traffic calming was discussed and W. Brodsky offered to write a draft letter to residents about the situation for Board review.

Social - A tentative date of Sunday, May 22 is planned for a Villas 1 community event to be held at the Clubhouse. More details to follow at a later date.

Maintenance - Annual "walk" of the property for needed maintenance is planned for early spring.

6. **OLD BUSINESS**

8723 WWW - R. Vogel spoke to the homeowner and they agreed to fix the encroachment of the patio outside the property line.

V1 Newsletter - W. Brodsky completed the newsletter after suggestions and review by the Board. It was emailed on February 19 to all residents as a PDF.

Lighting at SWW cluster mailbox - BGE has agreed to move the streetlight from in front of 8715 WWW to the cluster mailbox on SWW at no cost. Before taking action an email will be sent to residents for their comments and concerns.

7. **NEW BUSINESS**

8888 WGD - The Board asked the Property Manager to send a letter to the homeowner regarding the encroachment of two shrubs along the sidewalk.

8723 WWW - The Board asked the Property Manager to send a letter to the homeowner confirming their agreement to alter the patio, requesting a general time frame for completion and thanking them for their understanding and compliance.

ADJOURNMENT at 8:25pm

UPCOMING MEETINGS - Work Session - March 15 *and* General Meeting - April 5. *Both via ZOOM.*

Respectfully submitted,

Wanda Brodsky

Wanda Brodsky, *Board Secretary*