

Summary

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**Snowden Overlook Villa's I
Board Meeting Minutes
January 10, 2007**

Present: Carol Hergenroeder, Jim Faust (Comanco) Bob Coburn, Ann Epstein, Neil Gordon, Paul Aggarwal and Liz Dunker

Members of the Community present were: Frank Pesce; Jamie and Karol Hess; Usha Ardeshta; Santosh Aggarwal; Byron and Pearl Foy; Mark Dunker; Mimi Campbell; Jamie Omvig; Patty Goodman; Jack McNiff; Ronnie and Lou True; Mary Ellen Groner; Colleen Coburn; Jacqui Kakembo; Alan Epstein; Joan Hawkins; Mukul Kantaria; Sarah Adams; Ashok and Bhadra Desai.

**The meeting was called to order by Paul Aggarwal @7:10P.M.
The members of the Board were introduced and Paul said how pleased he was to be able to serve the community.**

Liz Dunker offered the minutes of the meeting from December 10th 2006 for review. There were no changes and a motion to accept the minutes was made by Frank Pesce, seconded by Paul Aggarwal.

There was no Treasurer's report at this meeting.

Under Old Business the following was discussed:

Mr. Agbe-Davis at lot #28 (8875 WGD) has asked permission to build an entryway into his basement for the purpose of ingress/egress, although no formal application has been made as yet. Neil Gordon explained the process that a homeowner must go through to achieve this goal as outlined in the by-laws.

A discussion of Snowden Overlook's annexation by Long reach was brought up. Karol Hess said that she has been in contact with State Senator Frank

Turner for an update on this process. He said promised that he would look into it. Our community is in fact a part of Longreach but the actual annexation has not yet gone through, so that we must in theory follow their guidelines but that they cannot yet enforce them legally. A copy of the Longreach Guidelines and By-laws can be acquired at their offices which are located in the courtyard to the left of the Longreach Safeway in the "stone house".

A discussion of activity fees to the Columbia association was brought up. A number of people have been surprised by the fact that it costs quite a bit extra to swim or take other classes that some people thought would be included in our overall fees. For instance if one is taking swimming lessons and wants to go back to practice in the pool in between classes, it costs \$15.00 each time.

Under new business the following was discussed:

Villa One will be doing a reserve study similar to the one that Kendall One has done to be sure our reserves are adequate for our future needs.

One of our goals is to keep up and enhance the amenities of Villa One. An investigation is underway led by Bob Colburn to see if we may be able to do this for less money. Competitive bids are being sought for landscaping.

Frank Pesce asked how we fund new improvements and whether the Board can vote on new improvements without a full vote in a plenary meeting. He also inquired if we will be having "town meetings?" The answer was that we will have a town meeting if it becomes necessary, but that the Board can vote on new improvements on its own. However, all meetings are open to all homeowners when voting occurs.

Safety issues include the speed that owners (and others) are using on Dried Earth approaching the intersection at the clubhouse. We need Stop signs at both corners (which are now in place) and speed is asked to be kept down by residents. The final paving of Dried Earth will probably not happen for another year and speed enforcement is difficult because the street is owned privately by Ryland,

Mary Ellen Groner said that it is worrisome that there is not a regular

street sign at the intersection of Warm Waves and Warm Granite . This could cause a problem if one had to call 911 . Carol has requested a regulation sign from Patriot. An additional safety issue is the need for a call out telephone or a “panic button” in the gym. Jamie Hess said it would be much faster to have a button or phone that was directly integrated into our existing security system.

The question of who owns the trees around our perimeter was discussed because there are a number of owners that back to dead trees that are close to their homes. We are not allowed to remove them but we need an investigation to find out who can.

An outline of the committees needed for Villa One was introduced. They include: Covenants, Landscaping, Parking/Roads, Social, and Clubhouse.

It was decided that the next open Board meeting will be held on February 15, 2007 at 7 PM at the clubhouse and the meeting was adjourned at 8:50 P.M.

**Respectfully submitted,
Elizabeth Dunker, secretary**

Paul Aggarwal-240-350-4977

Neil Gordon-410-381-1162

Anne Epstein-410-730-9135

Liz Dunker-410-872-0580

Bob Coburn-410-290-1958