

**EDINBURGH VILLAGE HOMEOWNERS ASSOCIATION
ANNUAL MEETING**

Minutes – September 28, 2006

The meeting was held at the Community Association Services Office in Gaithersburg, Maryland.

ATTENDANCE Kelly Burgess, President; Kevin Sykes, Treasurer; Barb Butler and Pam Kelly, At Large; Terry Cromwell and Toni Partin, Community Association Services.

ESTABLISH QUORUM/CALL TO ORDER

With 36 homeowners present by proxy or in person at the meeting, a quorum was established and Ms. Burgess called the meeting to order at 7:10 p.m.

Ms. Burgess thanked everyone for attending the meeting and the Board introduced themselves to the audience.

APPROVAL OF MINUTES

Mr. Sykes made a motion, duly seconded, to approve the September 22, 2005 Annual Meeting minutes as presented. The minutes were approved without objection.

Ms. Butler made a motion, duly seconded, to approve the minutes of the August 24, 2006 Board of Directors meeting, as presented. The minutes were approved without objection.

Ms. Butler made a motion, duly seconded, to approve the August 2006 ACC meeting minutes. The ACC minutes were approved without objection.

PRESIDENT'S REPORT

Ms. Burgess said the past year went well for the Association, noting that the pool season went smoothly with only a few minor incidents. She said the ACC is doing well and has reviewed many change applications from homeowners. Ms. Burgess commented that EQR work would soon begin on the storm drains, and noted that EQR's bid of \$21,000 was significantly lower than a competitor's bid of \$55,000.

Ms. Cromwell said that she is obtaining bids on sidewalk repairs and asphalt work in the community. Noting that she has received many calls concerning the street trees, she said that the trees are the responsibility of the County, and indicated that residents should call the County regarding tree trimming. A resident commented that she contacted the County and was told that homeowners may trim overhanging branches, but may not climb the trees in order to trim branches. Ms. Burgess pointed out that if branches are intrusive, homeowners have the right to cut the branches up to their property line. Ms. Cromwell cautioned that the County may impose fines if residents alter County street trees.

TREASURER'S REPORT

Mr. Sykes reviewed the Association's financial status, noting that total cash assets have risen over the past year from \$215,000 to \$243,000, with approximately \$45,000 in the operating account. He said the loan for the pool repair has a current balance of \$130,000, and has been paid on a timely basis. Regarding collection activity, Mr. Sykes expressed the view that CAS has done a good job of pursuing delinquent homeowner assessment accounts. He said that overall, the community is in good financial shape.

ELECTION

Ms. Partin explained that Ms. Burgess' term is expiring, but that she wants to rerun for the position. There were no other nominations received by mail. The floor was opened for nominations, and Ms. Sharon Hicks nominated herself. With no other nominations received, the floor was closed for nominations. Ms. Partin noted that there is one vacant position on the Board, which is subject to Board appointment for the remainder of its term.

Ms. Hicks and Ms. Burgess gave brief statements regarding their interest in serving on the Board. Ms. Partin said volunteers are always needed to serve on committees, and Ms. Butler pointed out that ACC members are appointed by the Board.

OPEN FORUM FOR COMMUNITY CONCERNS

A resident inquired if an application must be submitted prior to repairing a driveway. Ms. Burgess said if the driveway will remain exactly as it was and not modified, an application is not necessary.

A resident inquired if vandalism was a problem in the community, and Ms. Burgess responded that the number of incidents has decreased over the past year, and that there were no major incidents. Ms. Partin said there were incidents at the tot lot, and that a pole lamp was broken in the pool area. Ms. Cromwell indicated she has received calls concerning youths "hanging out" and said residents should call the police non-emergency number to report suspicious activity. She said residents should report any damages due to vandalism to CAS. Ms. Burgess said tag numbers of suspicious vehicles should be noted and reported to police.

Ms. Cromwell commented that in the past, the Association had a security patrol at a significant cost to the community, but proved to be ineffective. A resident suggested an informal neighborhood watch effort be established, and that residents donate items for a community flea market, the proceeds of which would be used to offset the cost of hiring an off-duty police officer to patrol the area. Regarding the possibility of selling outside pool memberships, Ms. Burgees said the community does not need the income and that this could result in trouble at the pool.

Ms. Kelly said it would be helpful to have a Spanish-speaking resident on the Board. A resident commented on vehicles traveling at excessive speeds in the community, and said that on July 4th, three of their parked cars were totaled as a result of a speeding vehicle; and that a speeding car hit and knocked off the mirror on her husband's car. She said stop signs are urgently needed at intersections prior to reaching Route 124. Ms. Partin noted that the County has done traffic studies in the community, the results of which have not warranted the addition of stop signs or other traffic-calming devices. She said that residents could petition the County to install traffic lights at the entrances to the community. There was a discussion concerning church traffic making illegal u-turns in the community, and there was general agreement that the problem is getting worse. Ms. Cromwell indicated she would draft a letter to the appropriate County employee regarding the situation. A resident commented that a car parked on Brenish was set afire.

Ms. Butler reminded residents that the County does not collect leaves in the neighborhood and that leaves must be bagged.

Ms. Partin said that the Association's architectural guidelines are in the process of being revised to include current building standards, and that an architect was hired to assist with the project. The draft guidelines will be sent to homeowners thirty days prior to their adoption by the Board. Several residents commented on their situations involving violation notices received for temporary carports installed on their properties. Ms. Burgess commented that some modifications were approved by prior Boards that should not have been, and that the ACC tries to take the best interpretation of rules provided by the County. Regarding cars parked in front yards, Ms. Burgess said the Board is working to determine if this is prohibited under County law.

ELECTION RESULTS

Ms. Burgess was reelected for a three-year term.

ADJOURNMENT

There being no further business the meeting adjourned at 8:31 p.m.

Minutes written by: Mary Anne Paradise