

**MINUTES OF MEETING**  
**EASTGATE HOMES CORPORATION**

**January 25, 2011**

A regular meeting of the Eastgate Homes Corporation Board of Directors was held at 7:30 p.m. on Tuesday, January 25, 2011, at the Lake Marion Community Center, Montgomery Village, Maryland.

**Directors Present**

Mary Helen Amery, President  
Jeffrey Amtmann, Vice President  
Carl Paperiello, Treasurer  
Tina Dasler  
John Hildreth  
John Horton  
Dina Sigano

**Directors Absent**

Mike Amery  
Marla Wolff

**Others Present**

Aimee Winegar, Community Manager  
Jennifer Thornett, Recording Secretary  
2 residents

**Residents' Time**

The comments of residents are recorded separately.

**Call to Order**

Ms. Amery, President, presided. She opened the meeting at 7:47 p.m. with a quorum present.

**Consider Board vacancies**

Mr. Amtmann moved to appoint John Horton to fill the vacant seat with the term to expire in March 2011. The motion was seconded and passed unanimously.

Ms. Dasler moved to declare vacant the seat of Caleb Grabowski with the term to expire in March 2013, with gratitude for his service. The motion was seconded and passed unanimously.

Mr. Hildreth moved to appoint Dina Sigano to fill the vacant seat with the term to expire in March 2013. The motion was seconded and passed unanimously.

### **Approve Minutes**

Mr. Paperiello moved to approve the minutes of the regular meeting held November 9, 2010 as presented. The motion was seconded and passed unanimously.

### **Review Financial Matters**

#### **a. Review Financial Statements**

The Board reviewed the November and December 2010 financial statements; the December 2010 financial statement is attached for the record. The Treasurer reviewed the financial statements for the benefit of the new board members. He noted that income assessment is not an accurate number due to those accounts that are in arrears. Ms. Winegar explained that income is calculated on an accrued basis; the expenditures are actual figures. She noted that the balance sheet is an accurate representation of EGHC's finances. Ms. Winegar added that the audit will reflect the true income for the year.

Mr. Paperiello moved to accept the Eastgate Homes Corporation financial statements for November and December 2010 as presented. The motion was seconded and passed unanimously.

#### **b. Review Delinquency Report**

The Board reviewed the Delinquency Report.

### **Committee Reports**

#### **a. Audit/Reserves/Budget**

No report.

#### **b. Communications**

Ms. Amery asked the Board to send her information to include in the *Village News*. It was noted that the candidate's statements will be included in the next issue.

#### **c. Maintenance**

It was noted that the landscape contractor removed ten black pines due to blight. The landscape contractor submitted a proposal to replace the black pines with ten green giant arborvitaes early in the spring at a special price; the proposal is attached for the record. Mr.

Amtmann noted that he will inspect the area to determine if all ten need to be replaced at this time.

Mr. Paperiello moved to approve the expenditure of \$2,250 from reserves to replace the ten black pines that were removed with ten green giant arborvitaes. The motion was seconded and passed unanimously.

**d. *MAC Report***

Ms. Amery reported that the Verizon Fios installation has been delayed.

**e. *Election***

Ms. Amery noted that the ballots will be mailed in the next two weeks. Mr. Paperiello recommended that board members encourage their neighbors to vote in order to achieve a quorum. It was noted that the ballot must be mailed to ensure the owner of record is the individual voting in the election.

**f. *Nominating***

No report.

**g. *MVF Representative***

No report.

**Management Report**

**a. *Note Covenant Report***

The Board noted the Covenant Report.

Ms. Winegar presented the Management Report and highlighted the following items:

1.a. The Board noted the correspondence from Dave Humpton, MVF Executive Vice President, regarding a management contract rebate in the amount of \$2,440.

1.b. It was noted that the deadline for FEMA to respond to the second round of appeals was January 18, 2011. The community manager is still awaiting a response.

1.e. Ms. Winegar reported that the residents of 20244 Harbor Tree Road were billed \$144.80 to collect a tree branch that was removed from their property and left on community property; the tree branch created a hazard. She added that the residents were informed that they would be held financially responsible for the cost of removing the branch. Ms. Winegar reported that the residents appealed the bill. Ms. Amery noted that Montgomery County will collect the

branch at no cost as long as it is cut into manageable pieces. It was the sense of the Board to enforce the bill because it is a fee for services rendered.

3.c. The Board considered the Private Property Maintenance (PPM) fine waiver requests for 20305 Battery Bend Place, 20307 Battery Bend Place, 7941 Otter Cove Court and 7801 Heritage Farm Drive; the PPM fine waiver request memorandum is attached for the record. It was noted that all violations have been corrected; however, a previous fine waiver was granted for 7801 Heritage Farm Drive. It was recommended that the fines be waived.

Mr. Paperiello moved to waive the PPM fines for 20305 Battery Bend Place, 20307 Battery Bend Place, 7941 Otter Cove Court and 7801 Heritage Farm Drive. The motion was seconded and passed unanimously.

4.c. Ms. Winegar reported that Patton Ridge Homes Corporation recently passed a covenant amendment that permits the association to recover legal fees incurred while defending itself in lawsuits, while also incorporating its PPM policy into its governing documents. She explained the process for implementing a covenant amendment.

4.h. The Board directed the community manager to submit the list of residents that signed up for Neighborhood Watch to the police and request Neighborhood Watch signs.

The community manager reported that \$7,227.10 was spent from reserves for tree work.

Mr. Amtmann moved to authorize the expenditure of \$7,227.10 from reserves for tree removals during 2010. The motion was seconded and passed unanimously.

## **Unfinished Business**

### **A. Consider maintenance items**

#### ***Crackseal***

It was noted that crackseal has been completed.

Mr. Amtmann moved to authorize the payment of \$5,490 from reserves for crackseal performed in 2010, with the work performed by GMC Contractors. The motion was seconded and passed unanimously.

### **B. Consider change in banks**

It was noted that the MVF switched banks to Community Association Banc (CAB). Ms. Amery explained that the deposit of funds can be delayed if two different banks are used, which

could impact the investments. Ms. Dasler recused herself from the vote due to a conflict of interest.

Mr. Amtmann moved to switch banks to Community Association Banc. The motion was seconded and passed (4-0); with three abstentions.

## **New Business**

### **A. Approve 2011 ballot format and election materials**

The Board reviewed the ballot format and election materials. Mr. Hildreth agreed to run for Representative to the MVF; Mr. Paperiello agreed to run for Alternate Representative to the MVF.

Mr. Paperiello moved to accept the ballot format and election materials as modified. The motion was seconded and passed unanimously.

### **B. Accept 2011 slate of candidates**

The Board accepted the 2011 slate of candidates.

### **C. Prepare for Annual Meeting**

The Annual Meeting is scheduled for March 8, 2011.

## **Other**

Mr. Amtmann moved to authorize the expenditure of \$205 for the community manager's annual gift. The motion was seconded and passed unanimously.

## **Adjournment**

Mr. Amtmann moved to adjourn the meeting at 9:13 p.m. The motion was seconded and passed unanimously.

There being no further business, the meeting was adjourned at 9:13 p.m. The reports, authorizations, and other documents presented at the meeting have been initialed for identification and attached hereto or filed in the offices of the Montgomery Village Foundation.

Jennifer Thornett  
Recording Secretary

Approved: \_\_\_\_\_