

**MINUTES OF ANNUAL MEETING
EASTGATE HOMES CORPORATION
BOARD OF DIRECTORS**

May 11, 2010

The Annual Meeting of the Eastgate Homes Corporation Board of Directors was held at 8:00 p.m. on Tuesday, May 11, 2010, 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

Directors Absent

Mike Amery
Caleb Grabowski
Marla Wolff

Others Present

Aimee Winegar, Community Manager
Laura Hovenier, Recording Secretary
5 residents

Annual Statement by President

Ms. Amery delivered the Eastgate Homes Corporation President's Report. She reported that the board has maintained strong financial reserves despite the high costs for snow removal this winter.

Ms. Amery thanked her fellow board members for their willingness to serve. She encouraged more residents to participate and serve on the board. She thanked Ms. Winegar, Community Manager, and her assistant Ms. Stidham. She thanked community members for their input and efforts to improve the community.

Ms. Amery highlighted the following accomplishments in the last year:

- A successful community picnic at Martin Roy Park

- National Night Out Against Crime which was sponsored by Target in Germantown, the 6th District of Montgomery County Police, and the MVF Department of Recreation
- Private Property Maintenance Program which has resulted in fewer violations and has helped to uphold home values.
- The Maintenance Committee has worked to improve greenspace, sidewalks, streets, conducted pruning in Charlesgate and extended the life of streets by crack sealing.
- Working in conjunction with MVF security and the police to improve safety at Martin Roy Park.
- The requested picnic pavilion to be constructed at the Martin Roy Park was approved by the MVF with matching funds made available through a state grant. Construction is scheduled to start in 2011.
- Re-negotiated the trash and insurance contracts for lower rates resulting in savings for residents.
- Tot lot renovations at Charlesgate and Ridgefield to beautify and add value to the community.

Announcement of Annual Election Results

A total of 443 Class A (homeowner) ballots were delivered for the 2010 Eastgate Homes Corporation Election. Balloting closed at 5:00 p.m. on Monday, March 1, 2010.

Of the 443 ballots mailed, a total of 37 Class A Ballots were cast. Of these, 6 had no signature on the envelope, and 1 belonged to East Village, and thus were not opened or counted. Therefore, a total of 30 valid ballots were counted.

Directors elected for the three-year term, Annual Meeting 2010 – 2013, were Mary Helen Amery, Mike Amery and Caleb Grabowski. John Hildreth was elected representative to MVF for a one-year term with Mary Helen Amery as alternate.

Treasurer's Report

Mr. Paperiello presented the Treasurer's Report. He reviewed the budget and noted that Maintenance was the biggest expense item due to unusually heavy snow storms in December 2009. He stated that the contributions to reserves were \$47,000. He stated that the delinquency rate in this difficult economy is currently 5-10% of the budget. He noted that efforts are on-going to collect delinquent assessments.

Question & Answer Period

A resident stated that he is concerned about youth who congregate near his home late at night to drink and smoke. The board advised him to call the police to report public drinking, loitering or any suspicious situation. He stated that he wanted to install a security light on the side of his home, but this request was denied. Ms. Winegar encouraged him to apply again as some of the positions on security lighting have changed recently. She also suggested he submit a request for security lighting on behalf of the community and the application fee may be waived. He also suggested that trimming back the trees in this area will improve visibility and security. The Maintenance Committee will look at the area on the next inspection.

The resident noted that snow plows damaged fire hydrants while removing snow this winter. Ms. Winegar stated that WSSC is responsible to repair the hydrants that were damaged. It was noted that there are plans to stake and map the hydrants so they can be located during heavy snows in future.

A resident stated that she was pleased with the snow removal service this winter. She noted that during smaller snowfalls, however, too much salt was applied to the roads. Ms. Winegar explained that the maintenance crew has to make a judgment call regarding icy conditions.

A resident thanked the board for the renovations to the tot lots. She reported that some youth have been throwing basketballs at the signage in the parking lot. Ms. Winegar stated that if residents know the youth, management can send a letter to the parents regarding damage to the signage.

A resident asked management to send a letter to the resident of 20238 Harbor Tree Road reminding the resident to clean up after her dog.

In response to a question about security, it was noted that there is some interest in the community to form a Neighborhood Watch. A minimum of five residents from each neighborhood in Eastgate is needed to start the program. Interested residents were encouraged to contact management. During discussion, it was noted that residents can report a crime on-line.

Adjournment

The Board adjourned the Annual Meeting at 8:35 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.

Laura Hovenier
Recording Secretary

Approved: _____