

Champlain Homeowners Association Annual Meeting
October 3, 2005

Attending: Jill Abraham, John Allgood, Mike D'Andrea, Joannene Hudak, Bob Moser, Shireen Ambush (Abaris)

Meeting called to order 7:15 P.M.

MINUTES FROM AUGUST 1, 2005 MEETING

Minutes from the August 1, 2005 board meeting are approved unanimously.

PAVING CHAMPLAIN

The paving of O'Hara Circle, O'Hara Place, O'Hara Court and McGee Way has been completed. The project went over just one day. A lot of concrete curb had to be replaced because of deterioration from standing water. Abaris received only one or two complaints about the extra day. Shireen A. noted that using the paving fabric should extend the life of this paving job by preventing cracks from recurring. The vast majority of residents had their cars removed on time. The shopping center appreciated that Abaris asked in advance for permission for Champlain residents to be able to park in their lot. The Board noted that the vendor did an excellent job and it improved community appearance!

HOMEOWNER CONCERNS

A letter of concern went out to 9 O'Hara Court. The property owner had expressed concern over the letter in a phone message to Abaris and wanted a special board meeting to convene to discuss. Abaris invited the property owner to attend this regular board meeting, however the homeowner never contacted Abaris, nor come to the meeting.

It's suggested that Champlain require that contractors working on townhomes in the community put up a \$100 bond before work starts. The money would be refunded after work is complete and the contractors "clean up after themselves". Discussion leads to a consensus that this would be very hard to enforce and administer, since so many and varied contractors are in-and-out of the neighborhood.

Champlain's attorney will send a letter to the property owner of 2949 McGee Way shortly requesting assistance with problems involving the tenants.

There are still a few items to repair on 2920 McGee Way. Abaris will send a reminder that the deadline to complete all work is October 7th. If work is not completed, that the Board will commence levying fines. The property owner has been notified about the fines already.

There is a silver Jeep Cherokee with no tags parked on Champlain property. It will be tagged tonight, and if not removed within 48 hours, towed.

NEWSLETTER SUGGESTIONS

Mike D. suggests that every newsletter that goes out contain some standard information on Trash, Noise/Disturbing the Peace, Cleaning Up after Pets/Leash Laws.

Jill A. suggests that the next newsletter include information on the TWO Environ tennis Courts, so that residents know there are courts at the Townes as well as Champlain.

In a newsletter closer to winter & bad weather, mention sand provided by Lawn Ranger to use on common areas, especially sidewalks.

LANDSCAPING

The Lawn Ranger has completed work in the proposal that was accepted at the previous meeting. Work involved trimming or removing trees in the McGee Way area. The Board may consider replacing trees that had to be removed at a future date.

The Lawn Ranger has contacted and addressed the concerns of the owner of 18020 O'Hara Circle. The work that the property owner requested was done as part of Lawn Ranger's contract, and at no additional charge to the Association.

Mike D. & Shireen A. will try to walk through the community to make note of any bushes, plants and trees in common areas that may need to be replaced. Fall is the best time to plant most things.

ARCHITECTURE COMMITTEE / INSPECTIONS

Shireen A. noted that a number of homeowners who received letters citing maintenance that needed to be done, have written to request extensions. The Board unanimously approved the extensions, noting that the goal of the committee was to point out ways for homeowners to maintain and improve the appearance of the community.

BOARD VACANCIES

Board member John Allgood will be leaving the community before his term is finished, probably before year-end. Once John tenders his resignation, the Board expects to appoint Bob Dennis.

There are two Board positions up for election at the coming annual meeting in December – Mike D'Andrea and Bob Moser.

SNOW REMOVAL

The Board reviews the Lawn Ranger's proposal for snow removal for the 2005-06 winter season and unanimously approves accepting the contract.

2006 BUDGET

The Board reviews the 2006 budget prepared by Shireen A. & Abaris. A line item has been added to repay the loan taken out for repaving. The Board **MUST** increase the HOA dues 10% for 2006 and 10% for 2007, as a condition imposed by the bank for the loan. Champlain property owners were notified in advance, at the same time they were

notified about the paving, so this should not be a surprise. In addition, the Board agreed to try to make “extra principle payments” if the budget allowed, probably at the end of each fiscal year.

The 2006 budget allows for \$15,000 for snow removal, \$31,000 to reserves, \$23,800 to repay the paving loan. Champlain should receive a higher Roadway Reimbursement from Montgomery County, now that our roads are repaved, as the amount is based on a percentage of what we spend on the road.

Champlain has a very good collection rate for HOA dues. Currently only about 5 property owners out of 142 are behind in their dues.

The 2006 Budget is unanimously approved by the Board.

NEXT MEETING

The next meeting is Monday, November 7, 2007 7:15 PM at clubhouse. Meeting adjourned 8:15 PM.