

ENVIRON HOA
BOARD OF DIRECTORS MEETING
JUNE 20, 2005

Board members in Attendance:

Michael D'Andrea
Jill Abraham
Catherine Burke
Shireen Ambush, Property Manager

9 Homeowners

The meeting was called to order at 7:05 p.m.

MINUTES:

Catherine Burke made a motion to accept the minutes of the May 16, 2005 Board meeting as submitted. The motion was seconded by Jill Abraham and carried unanimously.

POOL DISCUSSION:

The pool manager and lifeguard from Georgetown Aquatics were in attendance at the meeting to discuss some issues that have come up at the pool facility. Apparently, the existing rules are somewhat vague with regards to age requirements pertaining to guests. As a result, residents who are 12-13 years old (who are able to come to the pool unaccompanied by an adult) are now bringing in two 12-13 year old guests each time they come. These teenagers are usually not dressed in swimming attire and simply loiter and hang out at the pool area for several hours a day. The lifeguards report that these teenagers are often rowdy and do not obey the guards when they try to enforce the pool rules. Other residents of the community who have frequented the pool when the groups of teenagers are there have complained to management that the pool atmosphere is changing and is no longer a friendly, family environment. The teenagers have been observed using offensive, foul language which is a cause of great concern to parents with small children. The Board discussed the pool rules and agreed to make a few clarifications to address these problems. The rule pertaining to guests will be clarified to require that a resident must be at least 18 years of age in order to bring a guest to the pool facility. Some other minor clarifications were also made. The revised pool rules will be mailed to all owners of Environ HOA and will also be posted on the website. The Board also agreed that dog owners need to be reminded of community and County laws pertaining to cleaning up of dog waste and keeping dogs leashed at all times. These items will be mentioned in the mailing.

WILDLIFE COMMITTEE REPORT:

Susan Woolridge reported on behalf of the Wildlife Committee. There has been no recent beaver activity at the lodge or pond area for several weeks. All the tree wrapping has been completed which we suspect has effectively deterred the beavers. A resident in attendance at the meeting took photos of tree damage previously caused by the beavers and distributed an article on beavers at East Montgomery Village ponds. The Wildlife Committee agreed to investigate the pros and cons of removing the beaver lodge. The Board agreed to authorize removal of the lodge if the Committee deems it is an appropriate course of action.

MANAGEMENT REPORT:

Various correspondences to and from management were reviewed but did not require Board action.

The Board agreed to consider a proposal for re-landscaping of the area along side of the steps leading down to the pool. The area currently has a number of perennial bushes planted which tend to grow tall during summer months, making a great haven for rodents and other pests. It was agreed that the perennial plants could be relocated elsewhere on the property and new low lying shrubs and flowers could be planted at this location. A formal proposal is being prepared by the landscape contractor and will be presented to the Board for consideration at the next meeting.

The Board discussed the resignation tendered by Ioana Hance who is in the process of selling her unit and moving out of the community. The Board voted unanimously to accept Ms. Hance's resignation. A motion was made by Catherine Burke to appoint Bob Sigillito to fill the remainder of Ms. Hance's term. The motion was seconded by Michael D'Andrea and carried unanimously.

There being no further business, the meeting was adjourned at 7:45 p.m. The next meeting will be held on Monday, July 18, 2005 at 7 p.m. at the community clubhouse.