

ENVIRON HOA
BOARD OF DIRECTORS MEETING
APRIL 17, 2006

Board members in Attendance:

Bob Sigillito
Catherine Burke
Susan Woolridge
Mary Moneymaker

Shireen Ambush, Property Manager
2 Homeowners

The meeting was called to order at 7:00 p.m.

MINUTES:

Catherine Burke made a motion to accept the minutes of the March 20, 2006 Board meeting as submitted. The motion was seconded by Mary Moneymaker and carried unanimously.

MANAGEMENT REPORT:

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

Ms. Ambush advised the Board that she had been contacted by Mike D'Andrea who has tendered his resignation from the Environ HOA Board effective immediately due to the fact that he no longer resides within the community. The Board voted to accept the resignation and agreed to either appoint a replacement within the near future or fill the vacancy at the time of the term expiration at this December's Annual Meeting.

The Board reviewed a request from 18144 WHD for a waiver of multiple late fees from their HOA fee account. After careful consideration and a month by month review of the account history, the Board agreed unanimously to waive only one late fee as a one time only consideration provided that there have been no previous late fee waivers on this account.

The Board reviewed the proposal from the landscape contractor to remove tree and landscape debris that has been dumped at the edge of the athletic field. The debris pile is unsightly and interferes with the mowing of the area. The Board agreed that the source of the debris is very obvious and seems to be associated with the very first single family home on the corner. It was agreed that a letter would be sent to the property owner asking them to properly dispose of their landscaping debris within 7 days otherwise the HOA will dispose of it and charge them for all costs incurred. Ms. Ambush will obtain the address and name of the owner so that they can be notified in writing.

The Board reviewed the proposal from EQR for various items at the pond. It was agreed that Board members Cathy Burke and Mary Moneymaker who live near the pond will monitor it and let management know when a thorough clean up is warranted. All other items in EQR's proposal were unanimously approved by the Board.

ELECTION OF BOARD OFFICERS:

In light of the recent resignation of previous Board President, Mike D'Andrea, the Board agreed on the following officer positions for the remaining Board members effective immediately:

Bob Sigillito – President
Susan Woolridge – Vice President
Mary Moneymaker – Treasurer
Cathy Burke – Secretary

WILDLIFE COMMITTEE REPORT:

Susan Woolridge reported on behalf of the Committee. The Committee added 232 geese eggs at Lake Hallowell. In 2 weeks, more eggs may be laid so another adding effort may be undertaken. The egg adding program each spring has greatly contributed to control of the geese population.

The Board agreed unanimously to reimburse Susan Woodridge \$20 for the purchase of a raincoat which was used on the day of the egg adding project.

OLNEY TOWN CENTER ADVISORY COMMITTEE:

Walter Lee reported on the new Chair which is Jim Smith. The mid-County Service Representative is Helene Rosenheim. The Rules Committee was elected also. The Chair of the OTCAC will meet with the Montgomery County Planning Board on May 4th to be formally introduced and the Committee will also be formally appointed by the Planning Board at that meeting.

OLD/NEW BUSINESS:

The Board discussed the location for the new bulletin board at the pond. Mary Moneymaker agreed to meet with the contractor to identify the exact location so that the bulletin board can be installed soon.

Walter Lee reported about Montgomery General's plans to build a new office building in the open field between Wintergrowth and the Thrift Shop. The Board agreed to invite reps from the hospital to attend the June Board meeting to discuss the plans for the construction. Once it is confirmed that they will attend, a notice will be posted on the website and a flier will be mailed to all Environ owners announcing the presentation that will be given at the June meeting.

The Board agreed unanimously to renew Environ HOA's membership with GOCA and Bob Sigillito and Walter Lee will be the 2 delegates representing the HOA.

The next meeting will be held on Monday, May 15, 2006 at 7 p.m. at the community clubhouse. There being no further business, the meeting was adjourned at 7:50 p.m.