

**Fallsreach Homeowner's Association
Board of Director's Meeting Minutes**

January 13, 2010

12115 Trailridge Drive, Potomac, MD 20854

I. Attendance. Lou Levy, Dave McWhorter, Ken Becker, Michael Gartman, Randy Goldel, Jonathan Forest.

II. Call to Order. The meeting was called to order at 7:45 p.m.

III. Minutes. The minutes from the Board's meeting of December 9, 2009 required amendment and were not approved. The Board agreed to complete the minutes and distribute them by email for approval.

IV. President's Report. Lou Levy reported that the costs of snow removal following the December 18, 2009 snowstorm would be significant. He also praised Perecca Nursery for their prompt service in clearing the Town House roads immediately following the storm. Lou also reported that the storm caused minimal damage.

V. Treasurer's Report. Ken Becker reported that due to not yet having a December financial statement, he was not certain of any year end surplus.

Ken also reported on the status of the Reserve Study, noting that with separate schedules for the TH and General Fund, one showed over funding and the other showed under funding. However, at his request, the consultants agreed to a third, hybrid schedule, which combines both funds and all capital obligations and will demonstrate an adequate level of funding on this basis. The Reserve Study will therefore be revised to reflect all three schedules to reflect the overall HOA position, as well as the individual funds.

VI. Grounds Committee. Lou Levy discussed the annual spring walk-through to identify grounds issues that need to be addressed. The Board agreed that only Board members would participate in the walk-through in order to ensure that we identify only those issues requiring immediate attention. This will allow the Board to more efficiently control the costs of the spring cleanup.

VII. AECC. Ken Becker reported that there were no applications pending. The Board also discussed the need to develop clear guidelines, particularly with respect to exterior modifications, that could be made available to HOA members. Ken reported that the guidelines were being developed and would be submitted to the full AECC for review.

VIII. Town House Committee. Prior to the meeting, Geoff Evans had indicated he would not be able to attend. Dave Freeberg and Donn Layne were not present at the meeting. The Board noted that there was a need for strong representation from the Town House community on the Board, especially given major projects that need to be

undertaken, including the repaving of Town House roads, parking areas, repair of sidewalks, maintenance or upgrades of streetlights, and miscellaneous other items.

Ken Becker, who has served as de facto chair of the Town House Committee, indicated that he felt that with the completion of the pending reserve analysis update, the TH Committee would be in a position to commence the work of establishing a priority and phasing plan. With this in mind he would attempt to convene a meeting of TH committee members once this report is completed. Ken also indicated that he would ultimately favor the engagement of an outside consultant to assist in the preparation of such a plan together with the establishment of scope and specifications for the various projects. However, given the concerns of TH residents about various areas of deferred maintenance, plus potential liability issues, Ken also emphasized the importance of having TH committee members fully engaged in this process in order to assure our long term success.

IX. New Business. Lou Levy raised the possibility of revising the bylaws with respect to the Annual Meeting process, with a view toward avoiding the need to schedule two meetings resulting from the failure to obtain a quorum (51 percent of HOA members) at the first meeting. Ken Becker suggested that, before undertaking any revisions, the Board should investigate to determine how other HOAs address this issue and seek advice from counsel and the Montgomery County Commission on Common Ownership Communities (“COCC”). The Board agreed. Lou Levy will undertake the investigation and report back to the Board.

Reflecting the preference of Board members, the Board also agreed to schedule future Board meetings on the third week of the month.

X. Adjournment. The meeting adjourned at 9:30 p.m.