

POTOMAC CROSSING

HOMEOWNERS ASSOCIATION, INC.

<http://www.potomaccrossinghoa.org>

Board of Directors Meeting Minutes

Monday, January 12 2015

Travilah Elementary School

North Potomac, Maryland

Board Members Present:

- Karen Chandler
- Linda Mayo
- Richard Meddings
- Rick Meyer
- Ligia Moss
- Uday Shankar

Representing Vanguard Management:

- Jeffrey D. Luther
- Kate Werrett

Call to order at 7:07 pm.

Minutes:

The November 10, 2014 meeting minutes were read and approved by unanimous acclamation with minor revisions.

There was no business meeting of the Board in December, 2014.

Draft Operating Plan for 2015

Draft plan was presented by management listing key tasks to guide future planning with milestones/target dates.

Chicken Coop – 10 Parsippany Court

Written complaint received from adjacent property homeowner regarding presence of Chicken Coop in back yard of address shown above.

Board discussion highlighted that PCHOA covenants prohibit livestock and poultry, which would include chickens.

Potomac Crossing Homeowners Association

c/o Vanguard Management Associates, Inc.

P.O. Box 39 \$ Germantown, Maryland 20875-0039

(301)540-8600 x3051

Homeowner at 10 Parsippany Court submitted Application for exterior modification dated 12/14/2014 requesting approval to extend size of existing shed to be used as Chicken Coop. The AECC has deferred decision to the Board.

Management advised that Montgomery County has been invited by homeowner to make physical inspection of backyard. Currently awaiting determination by the inspector as to whether site and size of current and proposed Chicken Coop complies with County regulations.

Upon motion made by Linda Mayo with second by Richard Meddings, the application for exterior modification was denied by unanimous acclamation.

Grills on Driveway - 14040 Saddle River

Management provided update on notices sent to homeowner regarding presence of various BBQ grills on and adjacent to driveway with request that they be stored out of sight or removed.

Board approved invitation to homeowner to attend future Board meeting to present their perspective.

Common Area Landscaping Projects for 2015

Management presented proposal originally received from AW Landscapes on 4/24/2014 to re-open discussions regarding projects to be approved for 2015 as part of previously agreed multi-year community landscape improvement project. Board deferred action pending receipt of additional information from AW Landscapes

Street Leaf Removal

Board discussed outcomes of leaf removal performed by AW Landscapes performed in early December, 2014.

1. Overall project was considered a success as respects positive impact on community appearance and convenience for homeowners.
2. Cost of this special project was approximately \$1,900.
3. Request will be made for AW to provide options date ranges for leaf removal in Fall, 2015.
4. Notice of future street leaf removal will be sent along with mailing of proposed budget in October, 2015.
5. Additionally, AW will be requested to include leaf removal as a service within 2016 landscaping contract.

Next Meeting: Scheduled for **7:00pm** on Monday, February 9, 2015 at Travilah Elementary

Meeting adjourned 8:15 pm.

Respectfully submitted,

W. E. Meyer

W. E. "Rick" Meyer

Secretary