

AVENEL COMMUNITY ASSOCIATION
ANNUAL HOMEOWNERS MEETING MINUTES
November 11, 2021

DRAFT

The 2021 Annual Homeowners Meeting of the Avenel Community Association (ACA) was held virtually via Zoom webinar. The meeting was called to order at 7:04 p.m. by Mr. Cliff Ehrlich, President of the Board of Directors. Mr. Ehrlich opened with a salute to the veterans in recognition of their service to our country; he then welcomed all in attendance and reviewed the format for the virtual meeting, including opportunities for comments and questions during the open forum portion of the meeting.

Mr. Ehrlich introduced the other Directors in attendance: Jennifer Kitchen, Maureen Scott, Tim Bender, and Janelle Wright. Also in attendance representing the ACA Staff was Lucy Wilson, General Manager. Present as attendees were Tom Ritter, Site Operations Manager; Jenna Hnath, Office Manager; Colby Schlekeway, Community Manager; Karen Tam, Architectural Administrator; and Laura Intoccia, Office Administrator. Representing McFall and Berry were Danielle McFall and Nicole Henry. Representing Comsource Management, Inc. (CMI) was Tony Martella.

PROOF OF NOTICE OF MEETING AND PROOF OF QUORUM

General Manager Lucy Wilson confirmed that notice of the meeting had been sent to all homeowners on September 2, 2021, and October 5, 2021, as required in the governing documents. Proof of quorum was established with receipt of 144 proxies in addition to the homeowners in attendance. The quorum requirement is 10% of the membership, or 90 households.

APPROVAL OF MINUTES

Mr. Ehrlich noted that a copy of the draft 2020 Annual Meeting minutes was previously disseminated to the community, including all registered attendees, and had also been posted to the Avenel website. Mr. Ehrlich requested a motion for approval of the draft minutes. With no objection, the 2020 Annual Meeting minutes were approved as written.

PRESIDENT'S REPORT

Mr. Ehrlich welcomed and thanked all attendees for their participation. He expressed the Board's hope that circumstances will allow for the preferred in-person meeting next year. He thanked the various committees and reported that despite the challenges associated with COVID-19, the Association continued its day-to-day operation, including virtual board and committee meetings. Mr. Ehrlich noted the continuation of many home improvements being made throughout the community and the record number of applications submitted and reviewed by the Modifications Committee. He encouraged residents to volunteer for the various committees and thanked all the volunteers currently serving. Mr. Ehrlich relayed information on the upward trend in home sales and the increase in average sales price, as reported by Nancy Itteilag, an Avenel resident and real estate professional.

After a year of hitting pause on social events, Mr. Ehrlich was pleased to report that several events resumed this year, including a festive, patriotic, and well-attended 4th of July bike parade, Shred/E-waste event, and a Halloween trunk or treat.

Mr. Ehrlich recognized and thanked ACA staff for their continued commitment to managing community operations, and extended thanks to McFall and Berry and Comsource. He then reported on some of the major activities undertaken by the ACA during the year.

The pool opened over Memorial Day weekend, and by and large, operated under a normal schedule, including a competitive swim season by the Avenel Alligators. Tennis and pickleball continued to rise in participation, and Coach George, who was welcomed this spring as a new teaching pro, has been a well-received addition.

In conducting its due diligence, the Board put the landscape contract out for competitive bid. Four contractors, including McFall and Berry, were invited to submit proposals. Two contractors withdrew mid-process. McFall and Berry was awarded the contract after a thorough evaluation, viewed as representing the best value and service to the community.

After two years of the county's ban on certain pesticides and the use of organic pre-emergent products on common area, the Board elected to discontinue the organic pre-emergent, citing the limited benefit and high cost.

Mr. Ehrlich reported that Potomac Disposal's 15 years of servicing the community will soon come to an end, primarily due to a significant increase in price projected for 2022 and beyond. After soliciting bids from three additional contractors for trash removal services, the bid was awarded to J&J Trash Service, effective January 1, 2022. He went on to report that prices and costs are continuing an upward trend and that the Association will continue to seek competitive prices.

Other improvements included the planting of 70 trees. The Prescott and Avenel tennis courts underwent repairs and resurfacing, and additional pickleball courts were lined. Mortar repairs were made to large retaining walls; the putting green surface in Player's Crossing was replaced; and the Association was successful in lobbying the county to repave the streets in Willow Gate and on Holly Leaf Court.

Also mentioned as a continued area of concern is the impact of flight path changes over Avenel, later addressed by Janelle Wright.

Mr. Ehrlich concluded by thanking those in attendance for their continued support and interest in the Association, then turned the meeting over to Ms. Maureen Scott.

TREASURER'S REPORT

Vice President/Treasurer Maureen Scott presented the Treasurer's Report, which included a financial overview, reporting from the most recent 2020 year-end audited financial statements. Ms. Scott reported that ACA maintained operations within budget and that the Association's monthly income has remained consistent to date. She further noted that the swim and tennis facility loan balance was paid off earlier this year, utilizing funds from the operating reserve. As a result, debt service was eliminated from the budget. The 2022 budget was previously disseminated to the community. Increases in monthly assessments are largely due to rising costs in the service sector, materials, labor, etc. The Association will continue efforts to seek competitive pricing and follow a prudent investment policy.

ELECTIONS

General Manager Lucy Wilson explained the election process, noting that a call for nominations for three open positions had been previously sent to the community. Cliff Ehrlich, Jennifer Kitchen, and Janelle Wright were seeking re-election, with no other nominations having been submitted. All Directors serve a two-year term. Due to the virtual format of this year's meeting, as previously communicated, nominations from the floor would not be accepted this year. Lucy then introduced the three candidates listed on the ballot in alphabetical order and asked that each make a statement. After the statements

were delivered, with no objection, candidates Cliff Ehrlich, Jennifer Kitchen, and Janelle Wright were re-elected to the Board by acclamation. They will join current Board members Tim Bender and Maureen Scott. Lucy Wilson thanked all the Board members for their continued service.

PRESENTATIONS & GUEST SPEAKERS

Mr. Ehrlich introduced Board member Janelle Wright, who serves as the Avenel representative to the Montgomery County Quiet Skies Coalition. Ms. Wright provided an update and presentation on flight path changes in and out of Reagan National Airport. A key change recommended by the aviation consultant engaged to represent Montgomery County would redirect certain flight paths and is anticipated to be implemented by the FAA in late 2022. An increase in the dispersal of approach traffic has already resulted in 20% fewer channelized flights over Avenel.

Mr. Ehrlich thanked Ms. Wright for her continued work for the benefit of Avenel.

OLD BUSINESS/NEW BUSINESS/OPEN FORUM

Cliff introduced the process for the open forum portion of the meeting and invited comments and questions.

A resident (John Murphy) asked if there is anything additional that the Association can do about residents not cleaning up after their pets and leaving pet waste bags on the sidewalk and grass.

- Lucy acknowledged that the problem is challenging to resolve and takes a collective effort to correct. She welcomes ideas from residents. Cliff mentioned that the Association will continue our efforts to bring this matter to the residents' attention.

A resident (Yahya Aliabadi) raised the performance of McFall & Berry, specifically mentioning leaf removal and his opinion that leaves are often not removed due to rain or other reasons, causing the grass to die.

- Lucy made note of the resident's contact information and will look further into the matter to try and resolve the issues.

A resident (Steven Smith) asked about the mailbox piers and whether the Association would consider taking over the responsibility of maintaining the piers, much like the Association does for the cobblestone courtyards.

- Lucy replied that the ACA has previously considered assuming cleaning of the mailbox piers; however, liability and other concerns exist when assuming responsibility for private property. Cliff added that this type of maintenance is not included in the original documents of the ACA. The resident then suggested that an amendment to the bylaws be considered. Lucy stated that the Association will continue to research options.

The resident asked a second question relating to dog walking on Beman Woods Way and the potential for a crosswalk from Beman Woods Way crossing Oaklyn Drive.

- Lucy replied that Oaklyn Drive is a public road and that the county is responsible for making and implementing these measures. To date, county-established criteria, including volume, have not been met. It was noted that the county did install additional signage along Oaklyn Drive.

A resident (Grace Lee) of 20 plus years gave kudos to the Avenel team for their hard work and the upkeep of the grounds provided to the community. She agreed with Mr. Murphy's concern about dog

walkers not properly cleaning up after their pets. She then asked about cell phone reception and whether Verizon's reception has recently declined.

- Lucy acknowledged that there appear to be periods when the reception is better than others and certain small pockets that seem to struggle with service. She discussed how the Association supported the newer tower located on Eggert Drive and noted the controversy involved in approving new cell towers. Lucy mentioned booster systems as a potential mechanism for owners to improve service. New carrier infrastructure/towers would likely be the best solution, and Lucy will reach out to the county for their input.

She also asked whether Avenel had considered decreasing the frequency of the flower rotation at the front entrance to reduce costs.

- Lucy replied that the question had been raised previously. Although the Association would certainly look into this again, Lucy noted that, in general, the rotation of flowers is not a significant expense in the overall landscape contract.

A resident (Michael Rosenzweig) asked about the budget data and assessments over the last five years and why variation exists between certain villages, specifically Chartwell and Other Clusters.

- Lucy explained that assessments vary depending on lot size and village reserve contribution. Lucy offered to discuss this with him in more detail at a later scheduled time

A resident (Rajat Sud) asked whether Avenel maintains public data relating to security issues and suggested that the Association consider the possible use of video surveillance, signs, or other inexpensive deterrents.

- Lucy explained that the Montgomery County police commander has presented crime statistics at past meetings to communicate crime trends and advises the ACA accordingly.

A resident (Stephanie McGovern) thanked the Association for the recent county street paving. She raised the concern about patches/clumps of asphalt along several roadways near Holly Leaf Lane and Persimmon Tree Road, Holly Leaf Lane and Holly Leaf Court, and along the curbs of Willow Gate Court.

- Lucy advised she would communicate the concern to the county.

A resident (Keith Becker) asked the ACA to consider distributing an overview of the budget increases and related variables to all community members or perhaps hosting a meeting to discuss the budget for those residents interested further. The same resident also mentioned vehicles frequently speeding on Avenel Farm Drive.

- Lucy thanked Mr. Becker for his comments and explained that the Association will continue reminding residents to slow down while driving through the community.

ADJOURNMENT

With no further business, the meeting was adjourned at 8:30 p.m.