

**AVENEL COMMUNITY ASSOCIATION
ANNUAL HOMEOWNERS MEETING MINUTES
NOVEMBER 15, 2022**

DRAFT

The 2022 Annual Homeowners Meeting of the Avenel Community Association (ACA) was called to order at 7:02 p.m. at TPC Potomac at Avenel Farm by Cliff Ehrlich, President of the Board of Directors. Other directors in attendance were: Maureen Scott, John Murphy, Janelle Wright, and Tim Bender. Also in attendance representing the ACA staff were Lucy Wilson, General Manager, Tom Ritter, Site Operations Manager, Jenna Hnath, Office Manager, Colby Schlekeway, Community Manager, Karen Tam, Architectural Coordinator, and Fatima Khan, Office Administrator. Representing McFall & Berry were Nicole Henry, Danielle McFall, and Brian Blake, and representing Comsource Management, Inc. 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 and October 7, 2022, as required in the governing documents. A quorum (10% of membership or 90 households) was reached with 159 proxies received, in addition to the homeowners in attendance.

APPROVAL OF MINUTES

Mr. Ehrlich announced that all owners should have a copy of the draft 2021 Annual Meeting minutes and requested a motion for approval. By motion made, seconded, and carried, the minutes of the 2021 Annual Meeting were approved as written.

PRESIDENT'S ADDRESS

Cliff Ehrlich introduced and thanked his colleagues on the Board. He welcomed the newest member of the Board, John Murphy, who was appointed to the Board following the resignation of Jennifer Kitchen, who recently moved from the community. Mr. Ehrlich emphasized the importance of each Committee to the success of the Association and thanked those who volunteer their time for the benefit of the Association. He encouraged residents to consider lending their time and expertise by serving in some capacity as a volunteer.

Mr. Ehrlich remarked on the continuation of residents' improvements to homes and outdoor spaces. It was noted that the number of improvements declined somewhat over the previous two years, yet the investment in home improvements continued. It was further noted that the vast majority of modification applications are approved during their first review and that the Modifications Committee is committed to upholding community standards while working with residents. The importance of applying prior to commencing any exterior modification was emphasized.

Mr. Ehrlich reported on the resumption of in-person community social events and celebrated the record turnout and sense of community that these events represent. Gratitude was extended to the Social Committee, ACA staff, and sponsors for their various roles in planning these events.

ACA staff were recognized for their commitment to Avenel in their various roles and their contributions to the community. Also recognized was our long-time financial manager, Tony Martella. Finally, McFall and Berry was recognized and thanked for their many contributions to the community. It was noted that

resident feedback indicates the need for improvement in certain areas. The Board and management will hold a series of meetings with McFall and Berry to seek correction and keep residents informed of the efforts and outcomes. Residents with specific concerns or comments were encouraged to reach out to Lucy.

Mr. Ehrlich continued with a few highlights of the year, which included: the operation of the Swim and Tennis Facility under a “normal” pre-covid environment and the continued growth of the Avenel Alligators Swim Team, tennis, and the growing popularity of pickleball; the continued negative impact on turf created by the county ban on certain traditional weed control products; and resident satisfaction with the performance of our new waste disposal contractor, J&J Inc. Trash Service.

Addressing old business, Mr. Ehrlich reported on the outcome of a matter raised last year regarding shared mailbox piers and whether responsibility for maintenance and future replacement should be transferred from owners to the Association. He reported that having surveyed impacted residents and review of the results, the Board determined that responsibility for shared mailbox piers would remain with the owners and that the Association currently considers the matter closed.

Mr. Ehrlich reported on some of the projects undertaken by the Association in 2022, including the significant removal and replacement of aged/declining trees and other landscape, the redesign of the tennis court hillside, repaving and other asphalt work to private streets and parking lots, resealing and patching of the Oaklyn Drive and Holly Leaf path, refurbishing of the landscape trailer, cobblestone and walkway repairs, and more.

Mr. Ehrlich reported that changes in flight paths, and impacts created by the same, continue to be a topic of interest and noted that a presentation would follow. Finally, congratulations were extended to the TPC for hosting the Wells Fargo Tournament earlier in the year. Mr. Ehrlich encouraged all to remain informed in community matters and turned the podium over to Maureen Scott for the Treasurer’s report.

TREASURER’S ADDRESS

Vice President/Treasurer Maureen Scott presented the Treasurer’s Report, which provided a financial overview, reporting from the most recent audited financial statements. She noted the impact of rising costs and historically high inflation on assessment increases in the 2023 budget. She explained that the budget and audited financial reports are always available in the ACA office for homeowners to review.

ELECTIONS

General Manager Lucy Wilson reviewed the election process. She explained that two positions were currently open on the Board, and the two current Board members were running unopposed for these positions as listed on the ballot, previously mailed to all residents. It was explained that each Director serves a 2-year term. She called for and received no further nominations from the floor. Nominations were closed. Ms. Wilson then introduced the two returning candidates listed on the ballot alphabetically, and each made a brief statement. A motion was made, seconded, and carried to accept the slate of Directors by acclamation.

OLD BUSINESS

Lucy Wilson provided a brief history of crosswalk studies and introduced Colby Schlekeway, Community Manager. Colby presented information and data on the most recent speed study conducted by the Montgomery County Department of Transportation (MCDOT) and proposed crosswalks across Oaklyn

Drive. The study concluded that crosswalks across Oaklyn Drive, both at Beman Woods Way and Pleasant Gate Lane, do not meet county criteria; however, MCDOT has agreed to install the crosswalks if there is strong community consensus. The Association will disseminate the data and presentation to the community to gauge interest and feedback.

Ms. Wilson then introduced Janelle Wright, Avenel Board Member, DCA Working Group member, and Montgomery County Quiet Skies Coalition representative, for a presentation on airplane noise/traffic. Ms. Wright touched on the impact of satellite-based navigation on Montgomery County communities and a new approach procedure that is expected to disperse some of the air traffic over Avenel. The new approach procedure is expected to be published in late 2023. The departure path was moved about a mile south toward the Potomac River in 2021.

NEW BUSINESS/OPEN FORUM/Q&A

A resident inquired about future projected budget increases.

- Cliff and Lucy explained that the budget is difficult to project as it fluctuates based on many factors, including record inflation and labor shortages. A slide comparing the CPI to average HOA fee increases from 2017 to 2022 was presented, demonstrating that assessment increases were below the CPI increase in most years.

A homeowner suggested that the Board take a position on the installation of crosswalks. The homeowner was in favor of adding crosswalks for the safety of community pedestrians.

- Cliff responded that the Board wanted to hear from residents first and has yet to take a position. He indicated the Board would consider his suggestion.

A homeowner inquired as to whether the Association has looked into speed cameras. He referred to an existing speed camera on Oaklyn Drive.

- Lucy answered that the Association has requested speed cameras but does not meet MCDOT's required criteria. She pointed out that the existing speed camera may qualify because of its proximity to the Montessori school.

A homeowner declared that maximum speed is a more important parameter than average speed.

- Cliff replied that it is MCDOT's criteria and not the Association's.

A homeowner asked if the Association would incur any costs for implementing speed enforcement measures.

- Lucy answered that it would be a county expense since Oaklyn Drive is a public street. However, if the county allows the Association to modify/improve the aesthetics of the required pedestrian crossing refuge islands, the cost would be to the ACA.

A homeowner suggested that the Association survey the residents off Beman Woods Way vs. the entire community. He asked if a specific number of residents is required to reach a "community consensus" to install the proposed crosswalk. He opined that the Association should place the greatest weight on the opinions of the most impacted residents.

- Lucy replied that she is not aware of a specific number needed to reach a community consensus but offered that a future survey could request the addresses/villages of respondents.
- Cliff added that all residents would be impacted by the installation of a crosswalk, as it would be in a highly visible location in the community.

A homeowner inquired if the Association has considered a 4-way stop sign and if it would be possible to install a "camera ahead" sign on the road or a fake camera.

- Lucy replied that the county would not consider a 4-way stop sign at the noted locations. She reminded those in attendance that Oaklyn Drive is owned and maintained by the county, which ultimately decides on any traffic calming devices, signage, and/or cameras.

A homeowner pointed out that drivers adjust their speed for a speed camera, then immediately speed up after passing,

A homeowner commented that residents driving on Oaklyn Drive might have different input from pedestrians who cross the street.

A homeowner asked how much money The Connelly School of the Holy Child pays the ACA for using the tennis courts and Avenel Swim and Tennis parking lot.

- Lucy replied that Holy Child pays approximately \$12-13,000 annually, each for the use of the courts and parking lot.

A homeowner inquired about the amount of HOA dues considered severely delinquent.

- Lucy answered that a small percentage (6-7 homeowners) make up most of the Association's receivables. ACA Management refers these cases to the Association's attorney for collections and to file liens and garnish wages if possible.

A homeowner asked if the Association could remove the Player's Crossing gatehouse, commenting that it blocks the view of oncoming traffic when making a left-hand turn.

- Lucy replied that it was a decorative feature when the community was developed. She offered to look at cutting back the landscape and possibly installing a mirror to see if that improves visibility.
- A resident opined that the gatehouse might deter burglaries.

ADJOURNMENT

With no further business, the meeting was adjourned at 8:17 p.m. A social hour followed.