

**AVENEL COMMUNITY ASSOCIATION
ANNUAL HOMEOWNERS MEETING MINUTES
NOVEMBER 15, 2023**

DRAFT

The counting of proxies commenced at 6:00 p.m. at the TPC Potomac at Avenel Farm.

The regular segment of the 2023 Annual Homeowners Meeting of the Avenel Community Association (ACA) was called to order at 7:03 p.m. by Cliff Ehrlich, President of the Board of Directors. Other directors in attendance were: Maureen Scott, John Murphy, and Janelle Wright. Also in attendance representing the ACA staff were Lucy Wilson, General Manager, Tom Ritter, Site Operations Manager, Jenna Hnath, Office Manager, and Colby Schlekeway, Community Manager. Representing McFall & Berry were Nicole Henry, Danielle McFall, and Brian Blake, and representing Comsource Management, Inc. was Tony Martella. Also in attendance were Lt. Brenden Johnston and Community Service Officer Demond Johnson of the Montgomery County Police 2nd District.

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 10, 2023, as required in the governing documents. A quorum (10% of membership or 90 households) was reached with 171 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 2022 Annual Meeting minutes and requested a motion for approval. By motion made, seconded, and carried, the minutes of the 2022 Annual Meeting were approved as written.

PRESIDENT'S ADDRESS

Mr. Ehrlich introduced and thanked his colleagues on the Board. 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 contributing their time and expertise by volunteering in some capacity.

Mr. Ehrlich highlighted the successful transition of the swim team into its own separate corporate entity earlier this year with the support of the Association. He commented on the increase of in-person community social events and celebrated the record turnout and sense of community that these events foster. Gratitude was extended to the Social Committee, ACA staff, and sponsors for their roles in planning these events.

Mr. Ehrlich then reported on WSSC's termination of the Equestrian Center Operator's lease and efforts by the Association, Natelli Communities, and other interested parties to secure the continuation of the facilities. He extended thanks to Avenel residents Stephanie McGovern and Lisa Kaiser for creating a petition to advocate for the continuation of the Equestrian Center, as well as to the West Montgomery County Civic Association, Neal Gillen, and various elected officials. Mr. Ehrlich urged residents to attend the public meeting with WSSC on December 4th to voice their views on this matter.

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 were 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 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: tennis and pickleball clinics and lessons provided by the Junior Tennis Champions Center (JTCC) and open play events organized by residents; the continued negative impact on turf created by the county's pesticide ban; recently passed county legislation that will ban the use of certain gas-powered leaf blowers starting in 2025; and the installation of crosswalks by the county at the intersections of Oaklyn Drive & Pleasant Gate Lane and Oaklyn Drive & Beman Woods Way.

Mr. Ehrlich summarized some of the projects undertaken by the Association in 2023, including the significant removal and replacement of aged/declining trees and other landscape, the redesign of the Rapley Ridge island, cobblestone and brick walkway repairs in the villages of The Gates and Prescott, repaving of streets in Eagle Ridge, replacement of the Association's large storage shed, replacement of the HVAC Unit in Prescott, and improvements to the Avenel tennis courts.

Mr. Ehrlich reported that flight path changes implemented by the FAA at DCA are a continued area of concern and that a presentation by Janelle Wright would follow. 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 continued rising costs, inflation, and the county's annual increase in minimum wage on assessments in the 2024 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 three positions were currently open on the Board, and the three 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 three 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 Cliff Ehrlich, John Murphy, and Janelle Wright, by acclamation.

SPECIAL GUESTS

Lucy Wilson introduced Lt. Brenden Johnston and Community Service Officer Demond Johnson of the Montgomery County Police 2nd District. Lt. Johnston provided a brief update on the status of safety and security in Avenel and the surrounding areas. He touched on the most common crimes in the area and reminded residents to always secure their vehicles and homes to minimize opportunities for theft. He further urged residents to communicate with neighbors and to contact the police if they are the victim of a crime or witness something suspicious. Community Service Officer Demond Johnson communicated that the Montgomery County police offer free home security surveys.

PRESENTATION

Ms. Wilson introduced Janelle Wright, Avenel Board member and representative of the Montgomery County Quiet Skies Coalition, for a presentation on airplane noise/traffic. Ms. Wright reported on the impact of satellite-based navigation on Avenel and the surrounding areas. She noted that efforts to engage the airlines and with elected officials have resulted in a positive change for departures. She further touched on a proposed new approach procedure designed to mitigate noise, which is expected to move the area of concentration south and to be more dispersed. The new procedure is targeted for implementation in May 2024.

OLD BUSINESS

Mr. Ehrlich updated residents on the decision by WSSC to terminate the lease of the Equestrian Center Operator and their plans to close the barn and related operations. He urged residents to attend the public meeting with the WSSC on December 4, 2023, at 6:00 p.m. at the TPC Potomac at Avenel Farm. He then asked for Stephanie McGovern and Lisa Kaiser to stand and be recognized for their efforts and for starting a petition.

- A resident asked if the meeting is open to non-Avenel members and was informed that the meeting is open to anyone interested.

A resident expressed concern about potential precedents set by WSSC's actions and suggested notifying residents of a broader threat to the community.

- While acknowledging these concerns, Mr. Ehrlich suggested focusing on the Equestrian Center facilities for now, as the WSSC's future plans for the property remain unknown.
- Lucy emphasized the importance of residents attending the December 4th public meeting, where key figures, including Tom Natelli and the WSSC general manager, will be present to answer questions. She noted that the WSSC has mentioned the area will be preserved as open fields, without the barn. However, she reiterated that the Association's position, conveyed to WSSC commissioners and elected officials, is that WSSC holds a contractual obligation to maintain the barn, not just the equestrian trails, as outlined in the Master Agreement and other governing documents.

A resident voiced strong support for the Equestrian Center, emphasizing its significance as a centerpiece of the community. Noting the barn's good condition in the interior, she suggested the outside could be repaired with help from an outside investor. She encouraged attendance at the December 4th meeting.

- Ms. Wilson expressed gratitude to a resident for bringing the lease termination to her attention and noted that a variety of options are being considered for continuation of the facility, including, but not limited to, the possibility of using public/private sector funds to refurbish the Equestrian Facilities as may be deemed necessary.

A resident inquired if the Association has sought legal counsel about the Equestrian Center matter.

- Mr. Ehrlich confirmed the Association has consulted with legal counsel, with Natelli Communities also taking proactive measures. Residents were encouraged to seek further details from Tom Natelli at the December 4th meeting.

A resident asked about media involvement and if the Association has considered providing a fact sheet outlining how WSSC has violated its contractual obligations.

- Mr. Ehrlich advised that the Board has decided against media engagement at this time, opting to express the Association's position to our elected officials and WSSC, although there has been some interest expressed by various media outlets.

A resident asked if elected representatives will be at the December 4th meeting.

- Lucy replied that Councilmember Friedson or his staff will attend part of the meeting and other elected officials have been invited to attend. She also mentioned a scheduled meeting with Delegates Love and Korman scheduled for November 17th at the ACA office.

Emphasizing the Equestrian Center's contribution to the charm of the Avenel community, a resident proposed suggesting to WSSC that if they invest in repairs, we will encourage residents to sign up.

- Lucy reminded that while it is our desire to keep the Equestrian Facilities in operation, it is a public amenity and not private to Avenel.

A resident inquired about the status of the agreement with the Equestrian Facility Operator.

- Lucy reported that WSSC extended the termination of the operator's residency lease to May 1, 2024. However, the terms/limitations of the lease are unclear, and all boarders have moved their horses to other facilities.

A resident commented that foxes have become bolder and asked if others had experiences with foxes in the community.

- Lucy stated that no incidents have been reported to the Association but cautioned against feeding, which could encourage unwanted behavior. Another resident noted that some residents feed foxes.

A resident inquired about the possibility of installing an electric vehicle charging station in the community, especially for homes without garages, proposing its placement near the Avenel pool.

- Lucy replied that, as of now, there are no plans for the Association to install public charging stations. She pointed out that Montgomery County is installing charging stations at select public parks, and there are additional charging stations at Potomac Village.

A resident raised the issue of group mailbox piers and asked if the Association would consider taking responsibility for their maintenance.

- Lucy informed the resident that the Association recently explored this issue and communicated with owners of shared mailbox piers to seek their input. She offered to share the outcome of those efforts directly with the resident.

In follow-up, a resident asked if the Association could provide a vendor to maintain and repair stone culverts at the end of the driveways.

- Lucy agreed to look into this.

A resident expressed gratitude for the installation of crosswalks at Oaklyn Drive & Pleasant Gate Lane and Oaklyn Drive & Beman Woods Way and inquired about the possibility of a new crosswalk at Oaklyn Drive & Crimson Leaf Terrace. Additionally, he asked about adding flowers to the medians.

- Lucy conveyed that residents' requests for additional crosswalks had been forwarded to Montgomery County DOT. She clarified that DOT prefers residents to directly make such

requests. The Association previously secured aesthetic enhancements for existing crosswalks and medians and plans to introduce low-level landscaping after an initial adjustment period.

A resident suggested marking an extra piece of the median concrete in yellow for improved visibility.

- Lucy responded that the Association has requested DOT to add more reflectors to improve visibility.

A resident asked if there are deterrents that the community can install or procure to reduce crime.

- Lt. Johnston answered that some communities have installed license plate readers which can help police investigate crimes, but emphasized their limited effectiveness as a deterrent. He suggested the installation of cameras as an alternative, and reminded residents they can request a home security assessment from the police. Finally, he reminded residents to take measures to make it appear their homes are occupied, especially when away from the house.

ADJOURNMENT

With no further business, the meeting was adjourned at 8:34 p.m.

A social hour followed.