

RCO HOA Board Meeting
October 26, 2015
7:34 pm

Board members present: Julia Pitkin-Shantz, Arthur Halpern, Justin Temple, Kris Sollid
Community residents present: Susan McHale, David Croteau, Antai Wang (2040), Jorge Palencia and his son (2023)
Chambers Management representative present: Dave Thompson

1. Call to Order and Approval of Minutes of previous meeting
 - a. Motion passed to approve the June and Sept HOA Board meeting minutes.
2. Report of actions taken outside previous Board meeting
 - a. Motion to allow Grounds Committee to authorize landscape contractor to water community property was approved via email.
3. Open Members Forum
 - a. No comments from attending residents.
4. Committee Reports
 - a. Covenants
 - i. 2040: Antai Wang
 1. Antai attended to respond to rental unit letter sent from the Board and his actions taken to rectify the situation.
 2. HOA requested that Antai supply all current and valid tenant leases to the HOA for his property (2040) to ensure they are consistent with HOA and Montgomery County regulations.
 3. It is the Board's understanding of Montgomery County statutes that Anatai must demonstrate his primary resident status at 2040 Deertree Lane in order to have the ability to rent his unit to multiple parties.
 - ii. 2023: Jorge Palencia
 1. Jorge attended to respond to the Board letter he received related to a car business being conducted at 2023.
 - a. Jorge had been unaware that receiving car parts and taking delivery of cars purchased at auction at his Deertree address is against Montgomery County law. He states he is now in compliance and that no auto-related business is being conducted at his residence.
 - iii. September compliance status report
 1. All warning letters previously sent are now said to be in compliance.
 - a. Second letter to be sent to 2013 for mold on rear siding on the property.
 - b. 2013 has since cleaned the mold from rear siding.
 - c. 2007, 2009, 2011 (rear siding) and 2017 (side siding) all need to be sent letters regarding mold removal/cleaning.
 - iv. Parking and Towing
 1. Fire Marshall confirmed HOA ability to paint the synagogue-side curb of White Gate Drive as a parking option.

iv. No action taken by the Board at this time.

Adjourned 9:27 pm

Meeting minutes taken by Kris Sollid, HOA Secretary and Treasurer