

**Minutes of the Dorsey's Search Townhouse Condominium Association, Inc.**  
**T/a the Greens at Fairway Hills**  
**Board of Directors meeting**  
**December 10, 2007**

Directors present: Karen Morrissette, Tom Stanges, Alicia Oro, Vivian Clark, Lesley Riley

Residents Present: Anthony Bethea (5734); Christina and Mark McGlosson-Wilson (5543)

Management Company representative: none

After an opportunity for an open forum, the meeting was called to order at 7:03 p.m. All Board members have approved the minutes of the October 28, 2007 meeting and they have been posted to the Association's website.

The Board and owners discussed the following matters:

1. Budget: The proposed 2008 budget was unanimously approved by the board with one amendment as follows. Funds in the amount of \$6665 were recently expended for enhanced landscaping work. To the extent that those funds were advanced from reserve funds, the reserves account will be compensated in an equal amount.
2. Unit owner survey form: The board unanimously voted to have all current owners (and those who buy properties in the future) complete a Unit Owner Survey form. This process will give our Association and our new management company valuable information about our community.
3. Rental units: Some rental units continue to present problems in the community, such as bylaw violations, architectural violations, and parking issues. In order to increase our ability to have rental unit owners and their tenants abide by our bylaws, the board voted unanimously to require a lease addendum to be incorporated into all landlord-tenant documents pertaining to units in our community. The Association's legal counsel has been directed to draft the appropriate documents. All unit owners will then be informed of the details of this new requirement.
4. Architectural Surveys: The Association's architectural surveyor completed the re-survey process and transmitted the results to the Board. Some cease and desist notices have been transmitted to owners and others are under consideration.
5. Property Manager: The Association's new manager is Regina Connolly of American Community Management. **Please come to the January 3 meeting and meet Regina.**

6. Safety/Security: There were two recent theft/vandalism incidents in the very center area of our community. Please be security conscious. A “Safety Do’s and Don’ts” flyer will be transmitted to all residents in the near future.

7. Water bills issues: Water bills from some homes in the community continue to be extremely high. We continue to suspect that homes have leaky toilets, leaky pipes, etc. Please check to be sure that you have no leaks. A single leaky toilet can cause a significant water loss and can result in a large water bill to the Association. Letters are going out (again) to homes with water usage over 300 gallons per day (which is multiple times the community average).

8. Parking: Parking Committee Chair Anthony Bethea presented his recommendation to add several “no parking” striped fire lane areas to the community’s curbs. The board unanimously voted to approve this recommendation. Anthony will notify the county fire authorities and the lines will be striped as soon as the weather is appropriate. **Moreover, residents who park on lawns or sidewalks will be ticketed with a warning notice that their vehicles could be towed or they could be fined.**

9. Landscaping: Committee Co-chairs Alicia Oro and Tom Stanges reported that much work has been completed in the community this fall. Alicia and Tom will prepare a list of priorities for the coming year so that the property manager can obtain bids for same.

10. Pet Committee: Residents have noted issues with dog feces on the community’s lawns as well as burned out grass from dog urination throughout the community. Pet Committee Chair Christina McGlosson-Wilson will prepare recommendations concerning possibly creating “pet clean up” stations to facilitate pet clean up in our community.

11. Architectural Committee: Chair Lesley Riley advised that a new storm door style is available which would provide enhanced functionality in terms of use and storage of the screen (“in door” screen roll). The board unanimously voted to approve this new design door as an option in addition to the full pane door which is currently in use. Lesley will seek village approval and then will place detailed information about this new door option on our website.

12. Beer sale on the golf course: The Board asked Tom Stanges to ascertain whether the Columbia Association is still considering whether to sell beer on the golf course, and if so, to attend an Association meeting to express our Association’s views in opposition to such sale.

The meeting was adjourned at 8:49 p.m.

**The next meeting will take place on Jan. 3, 2008 at 7:00 pm at 5606 April Journey.**

