**Argyle Village HOA Board Meeting December 4, 2024**

**Meeting Minutes**

Start: 7 p.m.

Adjourned: 8:15 p.m.

Location: Argyle Country Club conference room (under Chris Cusack)
14600 Argyle Club Rd, Silver Spring, MD 20906

Board Members Present:

1. Chris Cusack
2. Jennifer Huttenbach
3. Jen Alldredge
4. Rhonda Goldstein

Guest: Scott Silverman, Attorney

Agenda Items:

1.Met with Scott Silverman, Attorney for AVHOA. Scott responded to questions previously provided from the board as well as new questions that came up during the meeting.

a. **Question: How can the bylaws be updated?** The board needs to review and make updates to the current declarations and bylaws and vote on changes. The changes are sent to Scott for review to make sure they can be implemented according to Maryland and Montgomery County laws and regulations. Scott will provide costs required to make changes and to record them with the state and county. 60% of the homeowners must approve the changes before they are final.

b. **Question: What options are available to address homeowners who are behind in paying their HOA fees?** In addition to placing a lien on the property the HOA can initiate a Sherrif’s Sale of the property. He will move forward to start this process with 2 current delinquent homeowners.

**c. What recourse is there for homeowners who do not follow the bylaws?** We need to update the existing document. He said it is typical for older HOAs to depend on the honor system for homeowners following the rules of the HOA. Most HOAs have or are updating their documents. Several homeowners don’t do the simple things that do not cost anything, such as putting their trash cans and recycle bins out of sight.

d. **What can be done about Airbnbs and other rentals that are causing noise and maintenance issues for the community?** Again, amend the bylaws and declaration of the community. Regarding noise issues, he recommended homeowners call the police if the noise if after 9:30 p.m. If the HOA agrees to allow Airbnbs then we need to add rules Airbnbs and for long term rentals. Long term rentals must be licensed.

e. **Provide update on XXXX property:** Begin new process of Sherrif Sale, previous attempt was not processed by Sherrif.

f. **We asked Scott about the Reserve Study.** He said we do not have much that is included in the reserve, the picket fences, the pond fence, and the tree work. He thought should be easy, he will let us know if we can do it on our own of if we need to hire someone. Bader said it would cost about $3,000 to have them do the study. The cost could be included in the reserve.

g. **We currently do not have a treasurer, what are our options.** He said we could hire someone to do it if no one on the Board wants to take it on. The treasurer is part of the board, and we need to add a board member to get to 7 board members or a member can drop off, so we have a board of 5 if we want to hire someone. We should have an odd number of board members.

h. The home at XXXX was auctioned the beginning price was $480,000, it sold for $585,000. The new owners have moved in. They previous homeowners was delinquent, and AV had a lien on the property. Scott will check on the status of the payment.

2. Tree Work: Takoma came out December 2nd to begin tree work. They completed most of the work at the front of the neighborhood on Cherry Leaf Lane, a few branches still need to be cut back. They will return to finish work near the pond and the few remaining branches on Cherry Leaf. Chris will beget the key to pond fence from Pablo so Takoma can access the tree by the pond. Takoma will send final invoice to Chris to be sent to Bader for payment.

3. Budget Status: Homeowners have 7 days to make comments, if no issues arise it can go through final approval by the Board. Bader will send out coupon books.

4. Community Directory: Chris said he would give final information to Lee Huttenbach after the meeting to work on the new website. Chris did provide the requested information. Lee will continue working on the new site in the next few weeks.

Meeting adjourned at 8:15 p.m.