**Argyle Village HOA Board Meeting May 21, 2025**

**Meeting Minutes**

Start: 7 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. Rhonda Goldstein
4. Cardelia Maupin
5. Jennifer Alldredge

Guests: Keaton Webb, Pablo Delgadillo

Agenda Items:

1. K.W., the homeowner at XXXX came to the meeting regarding his request to put a fence in his backyard. Several board members asked questions about the fence and where the two gates will be placed, he said they will go between his yard and his neighbor’s yards. We also learned from his property survey that only a small section of his backyard goes to the fence between AV and the golf course. The area between his yard and the golf course will be maintained by HOA. He was asked about storing his trash cans and recycle bins in front of his home since it does not comply with the community bylaws. He said once the fence is up, he will remove the trash and recycle bins from the front of his home and will repair his driveway once the weather is cooler. He said he had been discussing these three items with Chris Cusack.
2. The area behind the neighbor’s fence needs to be cleared and a fallen tree removed. The Board voted and agreed to get a quote from Takoma for the work since they did an excellent job on the tree work they did for the HOA previously and they gave us a fair price, no need to get quotes for this small job.
3. Pablo said he could match the lowest bid for painting the fences.
4. Homeowner at XXXX requested to replace their roof with same color and material as current roof, which was approved.
5. The Corporate Transparency Act requirement that all HOA and Condominium Boards must register has been rescinded, it is no longer required according to the HOA attorney.
6. County training CCOC is still required for board members. Jennifer Huttenbach and Rhonda Goldstein have completed the mandatory training for board members.
7. XXXX update. Rhonda reached out to the HOA attorney for an update regarding the Sheriff’s Sale. The Writ was prepared and is currently in the queue to get filed. The attorney requested that it be moved to the top of the queue so it should be filed today or tomorrow. Once filed the sheriff starts the service process. Once the writ is served, we need to wait at least 30 days, after which we can request that a sale date be set. The sheriff will pick a date and then the sale will occur, assuming payment is not received in the interim.
8. Reserve study proposal was discussed and approved, we are moving forward with Global Solutions Partner, they were the lowest cost and offered the same services as others who submitted quotes.
9. Fence repairs are almost completed. We discussed the proposals submitted for painting all the HOA picket fences, the six posts on Pondside Drive and painting the metal parts of the storm drains. Board approved quote from CertaPro Painters. They can begin work on September 8, 2025. We will ask Bader to communicate with homeowners about the painting and to ask homeowners to cut back plants and remove items to give painters 24-inch space from fences to access fences.
10. Jennifer Huttenbach asked again about the documents from NORD. Chris thought he had sent them but said we should get someone else to manage website. Jennifer said that it is fine, her and her husband will stop working on it and Chris will take over the process of finding someone to manage the website.
11. Annual Picnic – to be held in October, October 11 was suggested.

New Business

1. Chris will work on getting the streets repaved. Rhonda will check with homeowner to see who they spoke to get the two circles repaved.
2. Homeowner wanted to verify the HOA is only paying B&B for owners who are paying the HOA fees. Rhonda said she would check.

Meeting adjourned at 8:15 p.m.