**Argyle Village HOA Board Meeting July 16, 2024**

**Meeting Minutes**

Start: 7:05 p.m.

Adjourned: 8:03 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. Julia Player
3. Rhonda Goldstein

Agenda Items:

1.Treasurer position still open. Bader can take on some of the duties but someone on the Board needs to sign off on financial items. Recommended to include request for a volunteer from the community when Chris sends out his letter about the new board members. No current board members want to take on the position.

2. Chris proposed a $2 increase in monthly dues based on the last financial information sent by Bader. We have been receiving interest from a bond fund over the past few years but that has decreased recently. We have not as an increase since January 2022 when we sent up to $51/month. This would be an annual increase of $24.

We were ok with a two dollar increase but asked Chris to run the numbers and again check with Bader to see if there were other options. (Since the meeting Chris reran the numbers and there is a need for $2 increase.)

Rhonda said homeowners will ask why we cannot take it from the reserve. The reserve can only be used for costs that occur periodically and not for day-to-day business needs of the HOA such as lawn care of the communal areas, trash pickup and management fees to Bader, etc. The reserve is used for replacing and/or painting and maintaining the picket fences, replacing the fence around the pond, major tree maintenance and reserve audits that occur every 4 or 5 years or more.

3.The home at XXXX was auctioned the beginning price was $480,000, it sold for $585,000. The new owners have moved in.

4. We reviewed quotes from 3 tree services for the tree work to remove and cut back trees near the pond and to cut back trees on Cherry Leaf that belong to the HOA so they do not hang over homeowner property and to remove the deadwood in the trees at the front of the neighborhood. One from Milton’s was for $12,000, one from C&L was for $6,500 but they needed access to the golf course and was not detailed, the third was for $6,875, was more detailed and did not require access to the golf course. The last quote was from Takoma, the first of the three to respond and he came out the first week we put the requests for quotes out to the three companies. The other two took much longer and the one for $6,500 did not come out to over two weeks. We voted to go with Takoma, they were slightly higher than the lowest but seemed more professional and more responsive.

5. Chis is going to send out the 2024 budget after approval from Bader.

6. Diane Katz from Bader said she would meet with the board, but no date set for her to attend.

7. Our attorney, Scott Silverman will be at our meeting on December 4th at 7 p.m. at Argyle Country Club. Rhonda sent the questions gathered from the board to him so he can come prepared to discuss.

8. Fence replacement. No progress has been made regarding the fences and it is too late to paint now as it is getting colder. Pablo has sent a quote to Chris to repair fences and replace any missing pickets or rotted four-by-four posts this year so we can get bids for painting only next year. No update, it may be too late for that also at this time.

9. Website: Our attorney said he could write a letter to the person who is not responding to Chris’s request to access the site. However, Chris stated in this meeting that he was able to get what he needed off the site, and he has been in contact with Jennifer H. and her husband who can move forward with setting up a new site.

10. The house to the left of the farmhouse replaced their broken mailbox and post, cut their grass, and removed some of their trash cans after receiving a letter from the HOA. The home at XXXX repaired and painted the window at the top front of their home after the County contacted them, however Julia and other neighbors are complaining about the solar advertising sign that has been in their front yard for several months, they asked the HOA to send a letter asking them to remove the sign. The new owners of the home at XXXX replaced the broken vent at the top front of their house after receiving a letter from the HOA.

Meeting adjourned at 8:03 p.m.