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

**Meeting Minutes**

Start: 7:00 p.m.

Adjourned: 8:40 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
4. Jennifer Huttenbach

Guest: Pablo Delgadillo, regarding fence

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. Tom emailed the financial report.

3.The home at XXXX was auctioned the beginning prices was $480,000, it sold for $585,000

4.. AV owed taxes this year, they have been received from the accountant and paid by Bader.

5. We need to approve the draft budget for 2025, Chis is going to send out the 2024 budget.

6. Chris reminded new board members to take the course offered by Montgomery County for new HOA Board members.

7. Chris is going to have more keys made for the PO box.

8. Diane Katz from Bader said she would meet with the board; Chis is going to invite her to the next meeting.

9. Our attorney, Scott Silverman has moved to a new law firm, Nagle and Zaller. We are going to send him questions from the board so he can respond when he joins our meeting. Rhonda will send out an email asking board members to submit questions. Questions gathered at this meeting were:

1. How can we update the bylaws?
2. Can we evict a homeowner who does not pay HOA fees? Julia said that is stated in the bylaws.
3. What can we do in cases where a homeowner refused to follow the bylaws?
4. Can we fine homeowners who do not follow bylaws?
5. What can we do about rentals, including Airbnbs that are in disrepair or are causing noise issues in the community?

10. Fence replacement. No progress has been made regarding the fences and it is too late to paint now as it is getting colder. Pablo talked about his experience with the fences. Many homeowners have plants up next to the fences, so he had to remove the fences, power wash them and paint them and then reinstall. He also said many fences need repairs such as new posts or new pickets. In the past Tom would call Pablo to repaid fences as homeowners reported issues. He has not submitted invoices for payment yet.

The Board discussed getting 3 bids for repairs and painting but thought since the painting would need to wait until next year no one would want to bid. The Board discussed having Pablo make the repairs now and then get bids for painting only in the spring. The Board voted to move forward with having Pablo do the repairs and have the painting done in the spring.

11. Nothing has been done regarding the tree work. Rhonda and Jennifer H. volunteered to help Chris get quotes if he would show them what trees needed to be cut. The 3 agreed to meet on Sunday October 20th to walk around and review the tree work.

12. Website: Jennifer H. and her husband have been working on the website, but they need to login information to get in the site and make updates. Chris said he is waiting to hear back from the current site admin. Chris will ask Bader who other HOAs use for their websites.

New Business:

1. Chris will send letter to community regarding the Board members. Also reminding homeowners to put their trash cans and recycle bins out of site and providing an update on the fences.
2. Annual meeting to be held in June.
3. Next meeting November 20th at 7 p.m. at Argyle Country Club

Meeting adjourned at 7:40 p.m.