

Executive Board Meeting Minutes
July 12, 2016

CALL TO ORDER

President Gregory Intoccia called the meeting to order at 7:32 p.m. GOCA representatives, alternates, invited guests and members of the public introduced themselves.

Intoccia asked for a motion to approve the June 14, 2016 minutes. Dave Miller made a motion to approve the minutes. Sharon Dooley seconded the motion. The minutes were approved unanimously.

Intoccia asked for approval of the meeting agenda. Matt Quinn made a motion to approve the agenda. Lee Lofthus seconded the motion. The agenda was approved unanimously.

PUBLIC COMMENTS & ANNOUNCEMENTS

Matt Zaborsky stated that there have been many comments on the Olney Brookeville Exchange regarding robberies in Olney. He reminded everyone to keep doors locked. The police are aware of the recent break-ins. Other delegates mentioned that there had been break-ins and vandalism in their neighborhoods. Matt Zaborsky stated that the police need to be notified of these incidents.

WHAT HOME OWNERS ASSOCIATIONS NEED TO KNOW

Matt Zaborsky introduced the speakers. Questions were asked after all of the speakers had an opportunity to present. At the conclusion of the question and answer session, Greg Intoccia thanked the speakers for coming and stated that the presentations were very informative.

The speakers were:

Jim Dailey, CPA, Property Manager, Chambers Management, who spoke about ways to overcome community apathy and how to deal with late dues payers.

Adam Landsman, CMCA, AMS, Abaris Realty Inc., who spoke about the role of management, characteristics of a functional board, and a five step problem solving approach for making a board effective.

Aimee Winegar, CMCA, LSM, PCAM, General Manager Villages of Urbana, Community Association Services, Inc., who spoke about the services any HOA may expect and the new mandate for board member training.

Craig B. Zaller, Esq., Managing Partner, Nagle & Zaller, P.C., who spoke about when an HOA should hire an attorney and what services an HOA can/should expect. He also distributed handouts covering collections, and enforcement of covenants and rules.

Joe Seamone, Senior Horticulturist, McFall and Berry Landscape Management, Inc., who spoke about when an HOA should consider a landscape management company and what services they should expect.

OFFICERS/COMMITTEES/LIAISON REPORTS

Transportation Committee Report

Greg Intoccia gave the Transportation Committee Report in Barbara Falcigno's absence.

Intoccia reported that Olney Manor Recreational Park has agreed to keep the gate at the southern entrance to the park at Batchellors Forest Road open until several meetings are held with the stakeholders. This means that the gate will remain open at least until early fall. GOCA is discussing mitigation efforts with the stakeholders.

Public Policy & Community Affairs Committee (PP&CAC)

Matt Quinn reported that Montgomery County is considering moving the school bus depot that is currently at the Shady Grove Metro Station to the former landfill by the Blue Mash Golf Course in Olney. The school bus depot, which is used by 400 buses, needs to be moved because of new development in that location for expansion of the community that is across the street and for a school. The county is quietly considering four or five different sights. They are looking for a community which will have the least opposition. There are issues with moving the bus depot to the former landfill because that part of Route 108 is a 2-lane road.

Matt Quinn requested to a motion to present the following resolution to the Board to allow PP&CAC to engage the county in how they are going to move the buses and to address the impact to Olney. Matt Zaborsky seconded the motion.

The resolution is written as follows:

Whereas Montgomery County Public Schools (MCPS) is considering selling its Shady Grove area school bus depot, where 410 school buses are housed on Crabbs Branch Way in Rockville;

Whereas MCPS will need a new bus depot and is considering the closed landfill on Route 108 (next to Blue Mash gold course) as a candidate for the new bus depot;

Whereas GOCA's Public Policy and Community Affairs subcommittee (PPCA) would like permission from the GOCA Executive Board to engage the Montgomery County Government (the "County") and MCPS to understand:

- A. The methodology used by the County and MCPS to create criteria for a new bus depot;
- B. The potential impacts a new bus depot in or around Olney may have on the Greater Olney Community Association's (GOCA) constituent communities;
- C. The mitigation plan the County and MCPS will undertake to lessen and eliminate any negative potential impacts a new bus depot in or around Olney may have on GOCA's constituent communities; and
- D. Other County and MCPS initiatives and capital investments that may negatively impact the Olney area over the next decade, and therefore be of concern to GOCA and its constituent communities.

Whereas the County and MCPS may not respond to or engage with the PPCA; and

Whereas GOCA and its constituent communities feel a strong need to understand County and MCPS criteria, business drivers, timelines, and impacts relating to a new school bus depot that may be located in or around Olney; now, therefore, be it

Resolved that GOCA:

- 1) Grants the PPCA permission to engage the county and Montgomery County Public Schools (MCPS) to understand the matters referenced above, as well as any other matters it deems reasonable related to a possible relocation of MCPS' bus depot in or around Olney;
- 2) Charges the PPCA with the responsibility of collecting information on its engagement with the County and MCPS and reporting pertinent information back to the GOCA Executive Board for further consideration; and
- 3) Formally requests that the County and MCPS provide GOCA with a 90-day review period and public hearing before announcing any intention to build a new bus depot or similar structure in or around Olney or on Route 108.

Greg Intoccia opened the floor for discussion. He stated that we need to have fair notice if Olney is being seriously considered.

Sharon Dooley questioned whether the former landfill is really a good place to put buses. She mentioned that there is a flame on the landfill. She also stated that there had been an issue with the landfill not being sealed properly and causing well water to be polluted. Intoccia asked her to share any information she may have related to this issue.

Intoccia asked the delegates for volunteers to help GOCA on the school bus depot and the Olney Manor Recreational Park gate closing. Stacy Levine stated that she would help with the school bus depot issue since it will have a big impact on the Reserve at Fair Hill community. Levine also stated that Route 108 in this part of Olney is a 2-lane road without traffic lights to help to monitor traffic flow. She also mentioned that this location is part of the agricultural preserve.

Intoccia stated that the County can make this decision without a public hearing. We want to appeal to their better sense of judgment.

The motion was voted on and passed unanimously.

Correspondence Report

Stacy Levine passed the correspondence folder to the Board in Jackie Benn's absence.

Mid-County Citizens Advisory Board

Greg Intoccia reported that there was a county vote to gradually raise the minimum wage to \$15 in 2020. This follows decisions made by other jurisdictions in the DC area.

Intoccia also stated that the Mid-County Citizens Advisory Board supports funding two optical scanners at polling locations in Montgomery County instead of having just the one required optical scanner at each location. This will address issues that occurred during the last election.

Olney Town Advisory Committee

Lydia Rappolt thanked GOCA for the letter of support for the Concept Plan for a Civic Center and Town Commons for Olney, Maryland. Since OTAC's next meeting will be held on September 27, 2016, Lydia stated that letters of support can be sent to OTAC by September 1st. Representatives of OTAC will be at the GOCA table during National Nights Out. They will have copies of the Concept Plan and a letter of support for people to sign. The letters of support can be sent to the following e-mail address which appears on the sample letter: info.olneytowncenter@gmail.com.

OLD BUSINESS

Matt Zaborsky stated that Adam Fogel, Chief of Staff for Councilmember Nancy Navarro, was supposed to discuss the senior property tax credit during today's meeting. Since he was unable to attend, he will discuss this topic at the GOCA Executive Board Meeting on September 13th. He will also talk about the recent Montgomery County property tax increase.

NEW BUSINESS

Greg Intoccia asked the delegates to let him know when their HOAs have annual meetings. The GOCA Officers would be happy to attend these meetings to give the HOAs an overview of GOCA and to highlight what GOCA does for the community. The GOCA Officers would like to raise our profile higher in the community and would like to do a better job of getting the word out on what we do.

ADJOURNMENT

With no further business, a motion was submitted to adjourn the meeting. The motion was seconded. All were in favor, and the meeting was adjourned at 9:30 p.m.

Respectfully submitted
Stacy Levine, Recording Secretary

In attendance:

GOCA Officers

Greg Intoccia, President – Ashley Hollow; Matt Quinn, Executive Vice President; Lee Lofthus, 1st Vice President, Matt Zaborsky – Norbeck Meadows, 2nd Vice President; Stacy Levine, Recording Secretary - The Reserve at Fair Hill

GOCA Delegates and Alternates

Beata Deluigi (Batchellors Forest), Maria Bender (Brookeville Knolls), Judy Broseker (Brookeville Knolls), Lydia Rappolt (Camelback Village), Carol Sullivan (Cherrywood), Jonathan Arias (Hallowell), Steve Asbacher (Norbeck Grove), Ed Weisel (Norbeck Meadows), Dave Miller (Norbeck Meadows), Jay Feinberg (Olney Oaks), Michael Cullingford (The Reserve at Fair Hill), Bob Reel (Victoria Springs), Sharon Dooley (Village of James Creek), Ruth Laughner (Williamsburg Village).

Invited Guests

Jim Dailey, CPA, Property Manager, Chambers Management

Adam Landsman, CMCA, AMS, Abaris Realty Inc.

Aimee Winegar, CMCA, LSM, PCAM, General Manager Villages of Urbana, Community Association Services, Inc.

Craig B. Zaller, Esq., Managing Partner, Nagle & Zaller, P.C

Joe Seamone, Senior Horticulturist, McFall and Berry Landscape Management, Inc.

Public

Mark Feinroth (Williamsburg Village), Alma Hinton (Olney Oaks), Steve Eisentein (Brookeville Knolls), Louis Wilen (Cherrywood), Glenna Langley (Cambelback Village), Christina Romanick Mullen (Olney Mill / Long & Foster), Dave Crowley (Norbeck Grove), Ira Ungar (Bonnie Cullison).