

# TANTERRA HOMEOWNERS ASSOCIATION

BOARD MEETING MINUTES FOR  
March 19, 2009

**Board members in attendance:**

- |   |   |
|---|---|
| <input type="checkbox"/> Curt Barrett             | <input checked="" type="checkbox"/> Glen McEwen |
| <input checked="" type="checkbox"/> Jan Endlich   | <input type="checkbox"/> Dianne Butler          |
| <input checked="" type="checkbox"/> Dick Cole     | <input type="checkbox"/> Charlie Cook           |
| <input checked="" type="checkbox"/> Wayne Johnson | <input checked="" type="checkbox"/> Jim Cagley  |
| <input checked="" type="checkbox"/> Beth Murray   |   |

**Others Present:** Sue Barrett, Clerk : Ted Karp, Hank Griffith, Architectural: Keith Evans, Tennis: Bryan Ashewood, David Oarr, Ron White

The meeting was called to order at 7:35 PM by Vice-President Jan Endlich. A motion was made by Wayne Johnson to approve the minutes of February 2009 as amended. Dick Cole seconded the motion. The motion carried and the minutes were approved as amended.

**Open Discussion:** A homeowner in attendance stated that he felt that the services provided by the Homeowners Association were exceptional for the fee charged annually for homeowners' dues. Wayne Johnson explained that we would need to increase our dues at 6% annually for the next four years to replenish our reserve fund. A homeowner asked whether the dues have to be collected in March. A discussion was held. It was explained that because Tanterra's expenditures for grounds upkeep, social events, and the pool all occur during the Spring and Summer, it is necessary to have those funds available. A suggestion was made by a homeowner that this explanation be given to the homeowners. The suggestion was noted.

**Grounds Committee:** Ron White, who has previously held this position, volunteered to chair the committee again. The board thanked him. Ron questioned whether or not middle school students could help and earn volunteer hours. He will check with Rosa Parks and Sherwood. The fallen trees in the pool parking lot will be removed next week.

**Treasurer's Report:** Sue Barrett, clerk, reported that the collection of homeowners' dues has been slower this year than in the past. There have been several requests for extensions on payment.

**Architectural Committee:** The inspection committee will do inspections next month. Our community has been very good at correcting violations. Our housing prices show this. A home in Tanterra that has been in disrepair has had its case referred to Montgomery County for compliance. Montgomery County will attempt to re-seed or repair some of the grassy areas by the street. Stakes may be left in place until the grass grows back. A discussion was held concerning the case of a violation of Tanterra's Architectural Guidelines, that had been referred to the Montgomery County Commission on Common Ownership. The Commission on Common Ownership suggested that the Tanterra Board of Directors allow the homeowner to make an appeal before the Board. A discussion was held. Glen McEwen made a motion that the homeowner be allowed to make an appeal before the Board. Jim Cagley seconded the motion. A vote was taken and the motion carried.

**Pool Committee:** Wayne Johnson reported that at this point there are not enough funds to purchase a sun-shade for the baby pool.

**Social Committee:** Brooke Kershaw will have a schedule of events in the next newsletter.

**New Business:** Dick Cole asked if Tanterra could continue its yearly contribution to the Olney Lions and Sandy Spring Lions "Rebuilding Together" (once called Christmas in April) program. Wayne Johnson made the motion that Tanterra donate \$100 to the Lion's program. Beth Murray seconded the motion. A vote was taken and the motion carried.

The meeting was adjourned at 8:30 PM

Submitted by Beth Murray