

Carderock Springs Citizens' Association
Board of Directors Meeting – Monday, May 07, 2007

CSCA Board members gathered at the home of Christine Uzzell at 7:00 PM. In attendance were President Malcolm Stevenson, First Vice President Phil Rider, Second Vice President Tom Hilton, Secretary Sunny Pitcher, Treasurer Christine Uzzell, and Members At Large Noelle Lewis and Sandy Dembski. Citizens in attendance were Carl Goodman and Mary Lou Shannon. ARC member Curt Hastings was also in attendance. Malcolm Stevenson called the meeting to order at 7:20 PM.

FUTURE MEETINGS

The board unanimously agreed on regular meeting times to be held on the second Monday of each month. June 11, July 9 was set as future meeting dates. It was also agreed that backup is second Wed. of each month 7 PM.

NATIONAL REGISTER OF HISTORIC PLACES

Board members were made to understand that CS being on the National Register of Historic places creates no restrictions on the community. Carl Goodman made the point that a recent article published "Living in History" supporting increased value as part of national historic designation.

DUES

A suggestion was made to consider a dues increase and a decision was made that they not be. Annual dues request to be added to 2nd mailing request for May.

COVENANTS

Discussion about covenants being presented prior to or after a sale. A concern was raised about speed of close and reaction time for notification of covenants.

A point was raised that covenants add value to the selling process and value to the home.

There was a significant amount of back and forth discussion regarding changing covenants. Malcolm stressed the significant difficulty associated with this concept. A point was made that the community by laws allow for changes to the covenants with a majority of homeowners voting in favor. Contact of renting homeowners in relation to the publication and alteration of the covenants was discussed.

The Board still needs the addresses of owner's database in order to distribute the covenants. Mary Lou Shannon has found database of last names via search for National HR. A suggestion was made to get covenants out via label system with code on label.

It was agreed that the covenants would be distributed prior to the next Board meeting.

WELCOME PACKETS

A suggestion was made to get out welcome packets with specific covenants included. Mary Lou Shannon suggested that architectural guidelines could also be included and enhanced with mission statement and vision statement.

To be Included:

Vision Statements (From Our Carderock or Phone Directory)
Architectural Study of Community with Photographs
Articles about Community
Covenants – Need Master Guideline and Scanned Copies (Christine to scan and provide.)
Brief Cover Letter from Board mentioning restrictions on development and ARC
Articles Written In Newsletter on Green Paper

ROLE OF BROKERS

The role of brokers in the process of education prospective homeowners about the community was discussed. It was suggested that once a sign goes up the board contacts the broker with materials for prospective buyers and provide a packet or binder that includes vision statement. The feasibility of this suggestion was left unresolved.

ADDITIONAL SUPPORT WITH ARBITRATION

A point was raised on the value of the CSCA getting involved in a civic federation as a means to bolster our position.

There was discussion of Montgomery County intervention via legislation that will create mechanism to support / enforce community preservation. Along these lines, Sandy Dembski provided an excellent county resource "Teardown / Mansionization Bulletin" from MCDP as a guide for communities that are facing this issue.

It was also suggested that the community association consider the value of bringing to issues to county board and pay fee for specific intervention.

ARC MATTERS

There was discussion of adding a fourth member to the ARC to handle admin, announcements. No action was taken.

A suggestion was made that the ARC could build receptivity for its efforts within the community through education. Workshops, neighborhood tours, ARC meetings could be presented as opportunities for homeowners to get ideas for specific materials, paint colors, designs, etc. that fall within the Design Guidelines. This approach could perhaps foster greater appreciation for the original aesthetic and pre-empt future disputes.

LITIGATION (Closed Session)

BELTWAY BARRIERS

A suggestion to combine the beltway barrier effort with CSES modernization was recognized as a good approach.

SECRETARY'S REPORT

Treasurer's report was approved with minor edits.

DESIGN GUIDELINES

Design guideline changes will be finalized at June meeting and new members will receive copies. They will be put out for a community vote via postcard. Malcolm Stevenson will draft a cover statement.

MEETINGS/ COMMUNICATION

Decided that the next meeting agenda be produced prior to current meeting conclusion.

Agenda for meeting will be published on website

Meeting minutes to be "made available" rather than handed out. A recommendation was made to post meeting minutes on site.

The meeting was adjourned at 9:45 PM.