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TCHOA 2024 BUDGET MEETING
November 10, 2025
7 p.m.

Budget Meeting Minutes

- Attendees – Martin Meadows, Elizabeth Gassert, and Ron Godsey/MTM Management (meeting held via Zoom)
 - Homeowners-Dinesh Amin

- Meeting called to order at 7:04 PM by M. Meadows

- Board quorum established Elizabeth Gassert and Martin Meadows in person, Adib by way of proxy to Martin Meadows.

- Prior minutes (July 2025) approved as drafted.

- **Budget Discrepancy Discussion**
- Dinesh pointed out a discrepancy in the legal fees line item between the 2025 and 2026 budgets, noting that the year-to-date expenditure of \$2,619.70 exceeded the \$2,500 allocated. Ron clarified that the additional expenditure was not for legal fees but for an audit.
- **Fence Dispute Resolution Meeting**
- The meeting discussed an ongoing issue regarding a fence dispute between two homeowners. Martin explained that the Architecture Review Committee had previously approved the fence, but the neighboring homeowner requested it be moved back, claiming it was built too far forward. Ron and Martin described the timeline of events, including the homeowner's appeal and the subsequent letter from both homeowners requesting the association to pay for the fence modification. Martin emphasized that the request was not in line with the architectural guidelines and expressed surprise at the sudden united front from the homeowners. The issue remains unresolved, with Martin recently sending a letter reiterating the committee's decision and the guidelines that support it.
- **Fence Issue and Snow Removal**
- Martin and Ron discussed sending a letter to Dinesh, who is on the Architecture Review Committee, regarding a fence issue. They agreed for Dinesh to review the letter and schedule a 30-minute call with Martin to discuss it further. Martin

explained that if the homeowner association wants to challenge a decision, they would need to go through the Commission for Common Ownership, represented by legal counsel. Ron mentioned a budget item for snow removal, questioning how much was needed for walkways near the school and Foreman Boulevard, as this might be the responsibility of homeowners abutting the property.

➤ **Snow Removal and Tree Maintenance**

- The board discussed snow removal responsibilities and decided to send a letter to homeowners clarifying that they are responsible for clearing the asphalt bike path adjacent to their properties, as per Montgomery County regulations. They agreed to remove \$1,000 from the snow removal budget and allocate it to common area maintenance. With this change, the 2026 budget was approved. The board also discussed tree maintenance, with Dinesh agreeing to meet with Carl, the landscape company representative, to review tree trimming and mulching needs for the upcoming season.

➤ **Next steps**

- Ron: Send copy of the fence dispute letter to Dinesh
 - Ron: Reclassify the \$2,619.70 from legal fees account to audit account
 - Dinesh: Read the fence dispute letter and schedule a 30-minute phone call with Martin next week to discuss
 - Ron and Martin: Collaborate on drafting a letter to homeowners about snow removal responsibilities before sending final version
 - Ron: Remove \$1,000 from snow removal budget and reallocate to common area maintenance in the final budget
 - Martin: Contact Carl to set up a meeting with Dinesh for tree pruning assessment and walkthrough
 - Dinesh: Meet with Carl to do a drive-through and assess tree pruning needs
 - Ron and Martin: Review costs from Carl for tree pruning and determine budget allocation
 - Dinesh: Talk to his neighbor about parking/traffic concerns at Foreman and Timber Creek intersection
- Ann Gassert made motion to adjourn meeting at 7:35 PM