

COMMISSION ON COMMON OWNERSHIP COMMUNITIES

Montgomery County, Maryland

Minutes of the Monthly Meeting

Via Audio-Video Conference

Wednesday, June 4, 2025

Commissioners present: Anderson, Fernandez, Freeman, Hall, Kraskin, Mezey, Moore, Nerlinger, Seebold, Walker and Zmuda.

Commissioners absent: Hayes, Holmes

Staff present: Walter Wilson, Esquire, County Attorney; Ramon Espin, Manager; Peter Atta, Investigator; Ife Fabayo, Investigator; Billy Buttrey, Investigator

1. Proof of Quorum and Welcome: There being 10 Commissioners present and the Chair and Vice-Chair absent, Cmr. Freeman called the meeting to order at 7:05 p.m.
2. Approval of Agenda: The June 4, 2024, agenda was approved by general consent, with none objecting or abstaining.
3. Approval of Minutes: The May 7, 2024, minutes were approved by general consent, with none objecting or abstaining.
4. Community Forum: There were no questions from the audience during the open forum.
5. Submission of disputes for Commission consideration: Mr. Buttrey presented the following cases to the Commission:

Chairwoman Nerlinger joined the meeting.

Default

2025-054, Middlebrook Manor South HOA, Inc. v. Kerwin Stephens – Cmr. Mezey moved to accept jurisdiction of the case and Cmr. Freeman seconded the motion. The motion was carried by the Commission, by acclamation, with none opposing or abstaining.

Contested

2024-046, Hassan Hajjar-Nejad, et. al. v. Crown Neighborhood 2/3 HOA – Cmr. Freeman moved to accept jurisdiction of the case and Cmr. Moore seconded the motion. The motion was carried by the Commission by acclamation, with Cmr. Mezey and Nerlinger abstaining.

7. Decisions and Orders Issued – Mr. Buttrey listed the following decisions and orders issued:

2024-060, Longmead Crossing CSA v. Edwin & Sulma Flores

2024-062, Longmead Crossing CSA v. Himali L. Dias, et al

2025-005, Pamela Cook v. River Falls Homeowners Association, Inc.

2025-023, Dan Lieberman v. Whitehall Condominium Association

8. Decisions and Orders on Appeal – Mr. Buttrey listed the following decisions and orders on appeal:

2022-061, Steven Yegher v. North Village Homes Association

9. County Attorney's Report – Mr. Wilson did not have a report.

10. DHCA Staff Report – Mr. Espin reported:

a.) He delivered a presentation to the Greater Olney Civic Association's May 13 meeting; they wish to schedule Community Governance Fundamentals training on August 16 or 23.

b.) He has worked with the Nominating Committee on a list of interview questions for the new applicants for expired seats on the Commission. Because of Montgomery County policies, the two seats on the Committee are currently limited to Cmr. Moore and Walker. Ten Commission seats (5 resident, 5 professional) are open; 19 applicants include existing commissioners.

c.) Since the Commission's last meeting on May 7, Cmr. Dixon resigned.

10. Committee Reports

a.) Communications – Cmr. Freeman said the next meeting would be June 16.

b.) Education – Cmr. Nerlinger reported an intent to record a videoconference presentation and a proposal to require all commissioners to contribute to Community Governance Fundamentals trainings.

11. Unfinished Business

a.) Cmr. Walker moved that Cmr. Mezey, Anderson and Seebold serve on the standing Lift-Stay Panel from May 15 to August 15, 2025, and Cmr. Zmuda seconded. The motion was carried by acclamation, with none opposed or abstaining.

Cmr. Walker moved that Cmr. Hall and Kraskin to serve as alternates on the standing Lift-Stay Panel from May 15 to August 15, 2025. and Cmr. Zmuda seconded. The motion was carried by acclamation, with none opposing or abstaining.

Cmr. Nerlinger stated that further decisions on the panel would be discussed at the Commission's August meeting.

13. Adjournment – With no objections, the meeting was adjourned at 8:03 p.m.

THE NEXT MONTHLY MEETING WILL BE ON July 2, 2024.