

FLINTS GROVE HOMEOWNERS ASSOCIATION

Re: Minutes of Board of Directors Meeting – March 10, 2010

From: Shelley McGinness, Social Chair

Attending: George Jocher, Richard Wallace, Shelley McGinness, Y. Chen, Steve Meyers,
Rob Kemp

Absent: Pam McClean

The meeting convened at 7:30 p.m. at the home of Richard Wallace

Minutes: The Board approved the minutes from the January 13th, 2010 board meeting

Officer/Committee Reports:

○ *President*

- Annual HOA meeting
- Date chosen – April 28, 2010.
- Pam has secured the room at Dufief ES
- Proxy notices are very important – they will go out with newsletter
- May need to divide up the neighborhood and ask residents to fill out proxy notices if we don't receive enough
- Newsletter will go out by first week of April
- All newsletter items should be sent to Shelley by 3/26/10

- Big Thank you to Steve for calling Allentuck to take care of snow removal; they did an excellent job - \$1600 for the first day of plowing – less than \$10 per household - well worth it

○ *Treasurer/Business Manager*

⊕ **Financial Report** (as of 2/28/10)

- checking \$60,352.20
- ⊕ savings \$73,383.07
- Went through the list of residents who are delinquent on their assessment payments
- 14400 Pebble Hill Lane late fees and legal fees that are overdue were written off due to hardship
- Ask ABS to send another follow up notice to those with outstanding balance
- Rob will write a Treasurer's Report for the newsletter
- Have spent over \$1000 in legal fees trying to collect assessments from residents

○ *Architectural and Environmental Control*

- **No new business or requests**

Maintenance

- A&M has been contacted for removing tree at end of Rich Branch
- Pine tree branches and a small tree need to be removed from path
- Pine tree branches from trees owned by the HOA fell in some yards on Rich Branch
- Snow plow took out a chunk of grass/dirt at entrance to neighborhood
- Allentuck will take care of smaller branches and removal of the tree from the path and fix deep rut at entrance – probably \$1000 to do this

Maintenance (cont.)

- Tot Lot – Would like to add something every year if budget allows for it – will ask for suggestions in newsletter
- Board approved spending \$800 - \$1000 to add something new right now
- Some thought has been given to breaking new ground to build up the playground area
 - **Social:**
 - Next neighborhood event: Orioles Game – Sunday, June 27th –
 - Shelley will order 50 tickets and advertise in newsletter and at Annual Meeting; tickets will be \$15 apiece

New Business:

- **Capital Reserve Study (last done 6 years ago) – will take a look at HOA documents and things we maintain – how old is it, how much does it cost to fix/replace...based on that, how much money should be in account and how much should the board collect each year**
 - Our biggest expense is repaving the path; also responsible for paving area around townhouses and replacing sidewalks at townhouses,
 - Level 1 – full service – visit property to see if there are new items that need to be included in the study, look at legal documents, maps, etc, inventory, look at condition of things we need to maintain; cost: \$2900
 - Level 2 – site visit, but use old template – treat as new visit; \$1900 condition assessment
 - Level 3 - \$1200
- **Since there is an existing study, board approved Level 2, assuming that the company will let us know if there are new things that need to be added**

Annual Meeting

- **Richard will coordinate door prizes**
- **Shelley and Steve will coordinate refreshments**
- **Chen and Richard will be stepping down from the board**

Continuing Business:

- **Tree Maintenance on Rich Branch – approach Allentuck about competitive pricing**

Next Meeting: Annual Meeting at Dufief ES – April 28th, 2010 7 pm

Meeting adjourned at 8:55 pm