

Flints Grove HOA Annual Meeting

Overview of Proceedings

Dufief Elementary School Multi-purpose Room - April 30, 2019

I. Call to order

2018 President, Subhasis Datta, called the Annual Meeting of the Flints Grove HOA to order at 7:00pm on April 30, 2019 at Dufief Elementary School Multipurpose Room.

II. Establish Quorum

Flints Grove has 205 households, representation of 52 households are needed for a quorum. Nomination Committee announced we had a quorum with 42 households present and 36 proxies, totaling 78 votes for this annual meeting.

Objection raised by Alex Veizis concerning the meeting notification not being in accordance with HOA bylaws. Subhasis shared the notifications that had been distributed:

1. Newsletter direct mailed to every home address and published to HOA website.
2. Signs posted at every entrance/exit to the neighborhood 30 days in advance.
3. Notice published via the HOA website and various community boards 30 days in advance.

Legal counsel, Ron Bolt, deemed notification to be adequate.

III. Board Elections

Michael Wolmetz was sworn in as inspector to count the votes for new board elections. A request for nominations was made; based on response a motion to restore the board to 7 members from the current 5 members was made and seconded; motion passed.

Five nominations were received; Carmen De Perignat, Lee Canter, Evgeny Tsypnyatov, Neil Smith and Don Funkhouser. The election was held and votes were collected by the election committee.

IV. Board Updates

A. Management Company

Subhasis Datta shared that the current board had started to discuss whether it would be beneficial to hire a management company to assist with administration, dues collection and acting as a third-party in home maintenance and upkeep matters. This was raised due to current volunteer levels within the community and the amount of work that the board feels is required. It was put forward that having a third-party professional company involved in these discussions would then negate the need for neighbor-to-neighbor enforcement. A counter came stating that the management company may not be successful in getting the homeowner to comply with the bylaws and legal action can be costly.

Ron Bolt confirmed that there is currently no provision in the bylaws for fines to be issued to a homeowner. There is a possibility of adding fines for non compliance of community standards with a change to the Declarations. This would require an affirmative vote by at least 51% of homeowners. He added that other HOAs do fine homeowners if they do not comply with bylaws relating to property maintenance. He advised that under the current bylaws the process should be:

1. Friendly face to face contact regarding their property
2. Notice of violation by letter to the owner stating our expectations
3. Hearing - enforcement will incur legal costs

The decision whether to hire a management company will be discussed and reviewed at future board meetings. It is the responsibility of the Board to make that decision on behalf of the community.

B. 5G Cell Towers

John McLean shared that proposals for 5G cell towers are controlled by federal jurisdiction. The HOA board has no authority on the placement of these towers in our community. Homeowners with concerns were advised to contact the county legislator. John also recommended reviewing where exactly the cell towers may be placed in our community.

<https://www.montgomerycountymd.gov/cable/Towers/home.html>

C. Stream Restoration & Stormwater Pond

\$2.7m will be spent by the county on this project. Set to complete in October 2019. See the HOA newsletter for other pertinent information and links to website with detailed information included.

Treasurer stated part of the asphalt walkway will be covered by the county when they complete the stream restoration project. Expected completion is

in October 2019. If the county replaces part of the asphalt pathway this could be a savings of up to \$45,000. The County has taken responsibility for the bridge which could save the HOA \$12,000.

A homeowner asked whether a fountain will be added to the pond. Vickey Lutwak, Maintenance Chair talked about options, including noting the pond will be stocked with fish to eat the mosquito larvae.

D. Communications

Communication continues to be a challenge. The board is looking at ways to improve and would like computer savvy volunteers to work on the Flints Grove HOA website.

E. Maintenance

Resurface/reseal parking lots for the townhomes on Rich Branch Drive. It was noted that a substandard job was performed the last time this was done. Additional complication was caused when numerous weather delays led to communication problems with townhouse residents who were required to move their vehicles to facilitate the work.

Entrance Signage was expected to be completed in 2018 but has been shifted to 2019.

Tot Lot & Basketball Court will need to be evaluated once the creek renovation is completed.

Bamboo remediation - additional applications to halt the bamboo regrowth (3rd application) need to be scheduled

F. Social Events

Seeking help for the Social Committee to help plan events. The Halloween parade was held and we have budgeted \$1,000 in the hope of creating new events to bring the community together.

V. Community Budget & Financials

Treasurer Paul Witting reported that the financial statements for 2017 & 2018 have been submitted for review. An error in the financial statement led to a delay in the review so an updated and full- reviewed statement will be posted to the HOA website in May.

Expenses were lower this year with the planned purchase of community signage (estimated at \$7,500) and other expenses being pushed into 2019.

The HOA Reserve fund was \$189k as of 12/31/2018. While this is short of the target \$228k recommended by the 2017 reserve study, \$50k was recently transferred in from the Checking account, so the balance is now approximately \$240k.

In addition to Signage, expect resurfacing charges for Rich Branch townhomes.

Anticipated expenses in 2022 have been reviewed. Due to stream restoration, we may not have to perform that many as they should be part of the scope of the restoration project. E.g. Trail asphalt repair.

2019 Assessments:

Single Family Homes	149 homes x \$300	=	\$44,700
Townhouses	56 homes x \$370	=	\$20,720
Total			\$65,420

A question was raised regarding lowering our homeowner dues. HOA board members discussed the importance of maintaining an adequate reserve fund since a large number of items are up for replacement in 2022.

2019 budget was reviewed and accepted by homeowners.

VI. AECC Report

AECC provided a slide covering all requests received in 2018-2019

VII. Maintenance Committee

Tree maintenance is one of our biggest budget items. This year, the following fallen trees have been attended to:

- DeHaven - 3 Trees
- Pebble Hill - 7 trees
- Flints Grove Drive - 3 trees
- Rich Branch - 3 Trees

We have also replaced dead plants and pressure washed 2 retaining walls on Pebble Hill. Bamboo eradication is ongoing with a 3rd application to be applied to the affected area when temperatures increase.

VIII. Election Results

Michael Wolmetz, of the election committee announced the results:

Neil Smith	39 votes (3 year term)
Evgeny Tsypnyatov	36 votes (2 year term)
Lee Canter	33 votes (1 year term)
Carmen de Perignat	30 votes (1 year term)
Don Funkhouser	30 votes (1 year term)

2018 board members that will continue into 2019 are as follows:

Subhasis Datta 2 years left on term (Highest number of votes in 2018)

Paul Witting 1 year left on term (2nd highest number of votes in 2018)

The highest receiver of votes in 2017 withdrew from the board and surrendered their term

IX. Adjournment

Subhasis Data adjourned the meeting at 9:00.