

# FLINTS GROVE HOMEOWNERS ASSOCIATION

## Re: Minutes of Annual Meeting – April 6, 2005

From: Brian Taylor, Secretary  
Directors Present: Bob Koenig, Bob Austen, Brian Taylor, Hengli Li, Jessica Dolleck, Myrna Wohl  
Absent Director: John McLean

The meeting began at 7:30 PM at Dufief Elementary School with a 30-minute social period. The official meeting convened at 8:00 PM with a quorum of 32 attendees and 21 proxies.

- **Notices:** Announcements for the Annual Meeting were mailed to homeowners of record on March 11<sup>th</sup>, 2005.
- **President's Report:** Bob K. reviewed the Board's accomplishments of the previous year. Highlights included:
  - **Sidewalk replacements & repairs at Flints Ridge and Flints Wood**
  - **Half of walking trail restored**
  - **Parking area repairs at Flints Wood**
  - **Regular newsletters published**
  - **New & improved Community Directory published last summer**
  - **Established the HOA Area Representative Program**
  - **Held first neighborhood ice cream social last July**
  - **Initiated a project to minimize the property erosion** from the stream located between Rich Branch Dr. and Antigone Dr.
  - **Completed a Capital Reserve Study** by Becht Engineering to analyze our HOA replacement expenses and reserve funds.
- **Financial Report:** Bob Austen reviewed major expenses for the FGHOA and the status of the treasury. The extensive repair work of 2004 depleted the capital reserve. The reserve needs to be recharged over the next year or two before another capital project, such as completing repaving of the walking path, can be attempted. Bob reported that nine homeowners were delinquent on 2005 fees and three were still delinquent on 2004 fees.
- **Maintenance:** Hengli Li reported that he replaced the light bulbs in the entrance sign but they burned out again. Bob K. thanked him for his service to the Board.
- **Architectural Control Committee:** Jessica Dolleck reviewed the Committee's actions over the past year and reminded homeowners that they must get approval from the Committee for changes to the exterior of their property.
- **Stream Erosion Control:** Brian Taylor presented an exhibit with photos of erosion along the Rich Branch tributary between Rich Branch Dr. and Antigone Dr., and discussed efforts with Vickey Lutwak to get assistance from the County to correct the problem. Brian, Vickey and Bob K. will meet with an engineer from Charles P. Johnson and Associates, an engineering firm recommended by the County, on April 12<sup>th</sup> to get an expert opinion on how we should proceed.
- **Nominations and Board Elections:** Bob Koenig, Bob Austen, Brian Taylor, Jessica Dolleck and John McLean stood for re-election to the Board. Hengli Li and Myrna Wohl resigned from the Board. Bob K. received two nominations for new Board members: Ed Myers of 14613 Dehaven Ct. and Jeanne Kahn of 14608 Dehaven Ct. The seven candidates were elected by unanimous vote of the 32 attendees and 21 proxies.

- Winners of the \$50 gift certificate door prizes were Patty Gursky, Ellen Antholis and Bev Krauss. The proxy ballot door prize winner was Matthias Rueb.

**Questions/Comments from Residents:**

- **What can be done about the deer population?** No breakthrough ideas.
- **Can the HOA get involved in the possible change in high school districts?** Yes. The Board will monitor the situation as Montgomery County decides where to build a new high school in the area.
- **Can we fix up the basketball court?** Resident opinion was split as to whether improving the court was a good thing or bad thing. Conclusion was that an upgrade was possible but not a priority.
- **Can we have a community yard sale?** Good idea.
- **Can we start a tree replacement program?** Another good idea.

Meeting adjourned at 9:15 PM