

FLINTS GROVE HOMEOWNERS ASSOCIATION

Re: Minutes of Board of Directors Meeting – March 9, 2005

From: Brian Taylor, Acting Secretary
Attending: Bob Austen, Bob Koenig, Brian Taylor, Hengli Li, Vickey Lutwak, John McLean, Myrna Wohl
Absent: Jessica Dolleck, Hugh MacNeil
Guests: Ed Myers

The meeting convened at 7:30 PM at the home of John McLean.

- **Minutes:** The minutes from the November 17th and January 26th Board Meetings were approved with no corrections.
- **President's Report:** A replacement curb at the Rich Branch townhouses has cracked. Bob K. will check with Brothers. Bob K. distributed a letter he sent to new residents welcoming them and inviting them to the annual meeting.
- **Financial Report:** From Hugh – Account balances as of March 9th: Checking - \$36,254.14 and Savings - \$47,580.58. Brian will work with Ed, Bob A. and Hugh on a clearer format for the financial statements. Sixteen homeowners are currently delinquent on 2005 dues. Hugh sent out second notices. Bob A.. will follow up with the Thomas Schild Law Group regarding three liens imposed last year.
- **Maintenance:** The County cut down a potentially dangerous tree behind Felicia Cook's house. Bob A. will follow up on Allentuck proposals to do erosion control on the path where soil was exposed during asphalt work. The entrance lights are out again ; Hengli will follow up.
- **Architectural Control Committee:** Approved: A two story addition (to the rear of the house) for Mr. Andrew Saidel at 14609 DeHaven Ct.; New siding & windows . Mr. & Mrs. Brian Berthiaume at 14517 Antigone Drive.
- **Next Meeting:** April 13th. Bob Koenig's house. 14509 Antigone.

Continuing Business:

- **Bidding Lawn Service for '05:** Vickey has the Allentuck contract, will review with Bob A. Bob A. met with Landscape Innovations and is waiting on a bid. Bob K. will follow up with DNA Dunleavy and Wide Open Spaces.
- **Storm water Facility Transfer Program Update:** Vickey and Bob K. will check archives for required documents after annual meeting.
- **Stream Erosion Control Project:** Vickey will speak to Pam Parker to see if an expert from the County can do a quick survey and give an opinion rather than paying \$1200 to Becht for what may be a proposal to do another proposal.
- **Capital Reserves Project:** For Capital Reserves funding, the Board adopted the "Cash Flow" Reserve Fund Scenario as presented in the Becht Engineering Capital Reserve Study, Project #13421, dated January 19, 2005 (Sheet RF-2). To implement this financial strategy, the Board agreed to increase the HOA annual fees 10% each year, beginning in 2006 and continuing into the foreseeable future, with the additional funds allocated to the HOA Capital Reserves Funds. The object is to achieve the "Annual Contribution amount" shown in this Reserve Fund Scenario (Sheet RF-2). This procedure will allow the replacement of capital reserve items according to the suggested Disbursement Schedule (Sheet DS-1.)

New Business:

- **Annual Meeting:** The board edited the announcement, Board nomination and proxy forms. Pam McLean will format. The Board approved printing and processing with Kinko's. John and Bob K. will send files to Myrna who will follow up with Kinko's. John will get \$50 gift certificates for door prizes. The Board voted to have three prizes for attendees and one for proxy submissions. Bob K. will get a sheet cake, Vickey will get cups, napkins, forks, plates, and Bob A. will provide drinks and ice. .
- Annual meeting reports will be done as follows:
 - Bob K. – President's Report & Capital Reserves Study
 - Bob A. – Financial Report
 - Brian - Stream Erosion Control
 - Jessica – Architectural Change
- Brian will handle the election process for new Board members. Bob K. requested that Board members not continuing contact Brian by April 1. Board members who want to continue must stand for re-election.

Meeting adjourned at 9:23 PM