

FLINTS GROVE HOMEOWNERS ASSOCIATION

Re: Minutes of Board of Directors Meeting – June 22, 2005

From: Brian Taylor, Secretary
Attending: Bob Austen, Bob Koenig, Brian Taylor, Jessica Dolleck, Ed Myers,
Jeanne Kahn,
Absent: John McLean, Hugh MacNeil, Vickey Lutwak
Guests:

The meeting convened at 7:30 PM at the home of Jeanne Kahn.

- **Minutes:** The minutes from the May 24th Board Meeting were approved with no corrections.
- **President's Report:** The FGHOA by-laws refer to a resident agent, the person who receives the legal process if the HOA is sued. Currently Deborah E. May, a former resident is listed. Ed Myers was elected to succeed Deborah May. Bob K. will submit the necessary form to the State Dept. of Assessments and Taxation to update the resident agent information. Ed also volunteered to join North Potomac Citizens Association and serve as a liaison to the Board. Pragna Purohit contacted Brian and Jessica informally regarding her plan to establish a day care for 10-12 children at 11402 Flints Grove Lane. The Board unanimously agreed by email that the daycare plan was inconsistent with the by-laws regarding businesses in the HOA. Brian sent an email to Ms. Purohit to that effect on June 14th but did not yet receive a response. Bob K. will follow up with an official letter.
- **Financial Report:** From Hugh – Account balances as of June 21st: Checking - \$32,524.30 and Savings - \$47,656.30. Two homeowners and one estate (Maxa) are currently delinquent on 2005 dues, with one homeowner and the estate still outstanding from 2004. Bob A. will contact Christopher Hitchens to proceed with liens for Chung and the Maxa estate and a threat of lien letter to Berkowitz. Hagadorn paid the 2005 fee but did not pay late fees. Bob A. will ask Hugh to send a follow-up invoice. If this is not successful the late fee will be appended to his 2006 assessment.
- **Maintenance:** Bob K. and Bruce Allentuck looked at two areas in the path where culverts are needed to assist drainage. The work should be done before the remainder of the path is resurfaced. Bob K. reminded Bruce that branches lower than 10' above the path need to be trimmed. Bruce will resurrect a proposal submitted last fall for fixing grade difference between the newly resurfaced path and the surrounding soil. Bob K. noted that the railing next to the steps leading to the walking trail from DeHaven Court needs to be repaired. Bruce will fix ruts near stop sign at Flints Grove and Dufief Mill. Bob K. and a representative from Brothers Paving concluded that the cracks in the sidewalk at the Rich Branch townhouses were minor and will not be pursued for now. Doug Clark of 14512 Rich Branch Dr. informed Bob that there is a broken mulberry tree on HOA property behind his yard. Bob received a quote of \$600 from Appalachian Tree Service to remove the tree. He thought that was high and will get other quotes. Doug Clark also requested that the HOA help with maintaining the fence that runs along Flints Grove Lane. The Fence extends over both his property and common HOA property. The Board voted to provide the materials if he repairs and paints the fence.
- **Mailing List:** Jeanne updated and retyped the mailing list in Excel.

- **Architectural Control Committee:** The Board discussed an informal request from Paul Stauffer of 14402 Pebble Hill Lane for permission to remove a large tree from his front yard. The Board voted unanimously that Jessica could approve a formal request without further action from the board, with the caveat that Mr. Stauffer plant a smaller replacement tree.
- **Next Meeting:** Wednesday, July 20th at 7:30 pm at Ed Myer's house, 14613 DeHaven Court.

Continuing Business:

- **Ice Cream Social:** Jeanne won an ice cream party from Edy's. She will revise the flier from the Edy's website to include an RSVP section. The ice cream and materials are free. The Board will provide toppings and people to scoop. The Board authorized Bob K. to engage Karen Moulton, a clown specializing in face painting and balloon bending for \$235 for two hours. The event will require at least three tables for serving and the use of a "tent" would be useful to provide shelter from the sun. Jeanne will finalize the flyer for this event and arrange for distribution next week. The Board also okayed inviting Bruce Allentuck and his family to the Ice Cream Social.
- **Animal Control Issues:** Jessica learned that we can't obtain official dog cleanup signs like those in the Kentlands because we're not in Gaithersburg. Bob K. will check on unofficial signs. Jeanne reported that a cat on her street was acting aggressively. Board suggested she call animal control.
- **Storm Water Facility Transfer Program:** No update
- **Stream Erosion Control Project:** Bob K. and Brian visited the steam erosion site behind 14428 Rich Branch Dr. with Bruce Allentuck. Allentuck will submit an estimate for costs for sandbagging the new channel and debris removal in the original channel. Brian will check with residents at 14428 Rich Branch regarding equipment access.
- **Basketball Court Repairs:** No update

New Business:

- **Trash Cans and Recycle Containers on Display:** Board noted that storage of new large recycling bins were a problem for many residents, especially those in townhouses.
- **Repairs to Storm Water Management Facility:** The County sent a letter outlining the repairs that Board must undertake before they will accept a transfer. Bob K. met with Environmental Quality Resources. They estimated repairs and cleaning will take 2-3 days. Company will send an estimate. Bob K. will look into getting estimates from other contractors.
- **HOA Goals: "Electronic" By-Laws, HOA Website, HOA Message Board:** The Board thought digitizing the by-laws and establishing a website would be a good idea, but message boards would be subject to scurrilous postings. Brian will discuss the website design with his daughter, who might do it just because she owes him.

Meeting adjourned at 9:05 PM