

FLINTS GROVE HOMEOWNERS ASSOCIATION

Re: Minutes of Board of Directors Meeting – July 20, 2005

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

The meeting convened at 7:30 PM at the home of Ed Myers.

- **Minutes:** The minutes from the June 22nd Board Meeting were approved with no corrections.
- **President's Report:** Bob K. sent the follow-up letter to Pragna Purohit that he drafted to Christopher Hitchens at Thomas Schild Law Group. Hitchens replied that a "family day care" defined as a center with eight children or fewer may be permissible, although the effect of restrictions in the by-laws was unclear. Bob K. will draft a new follow-up in collaboration with Ed Myers. Bob K. sent a letter to Doug Clark of 14512 Rich Branch Dr. offering to share the cost of removing a damaged mulberry tree near his property and offering to pay for materials to repair and paint a shared fence. Doug Clark sent a gracious letter accepting the proposal. Ed Myers is now the official Resident Agent for the HOA. Bob K has a report on pinhole leaks in copper piping that he will make available to board members and residents.
- **Financial Report:** From Hugh – Account balances as of July 19th: Checking - \$30,971.64 (total not updated from previous month) and Savings - \$47,683.72. Two homeowners and one estate (Maxa) are still delinquent on dues. A certified letter sent to address on file for Berkowitz was returned. Hugh will send another to a new address in Bethesda.
- **Maintenance:** Last night a car burned at a Flintsridge townhouse. Vickey will try to contact townhouse owner to ensure removal since it is a rental property. The Board approved a \$2013.92 contract for grade correction along the walking path from Allentuck.
- **Next Meeting:** Wednesday, August 24th at 7:30 pm at John McLean's house, 14508 Pebble Hill Lane.

Continuing Business:

- **Ice Cream Social:** The Ice Cream Social attracted between 100 and 120 Ice Cream Socialists. The logistics worked well and the clown was a good addition for the kids. Bob K. has pictures and is drafting a letter of thanks for Edy's Ice Cream.
- **Animal Control Issues:** Bob K. will check on unofficial signs.
- **Storm Water Facility Transfer Program:** Boyd Church has volunteered to come talk to the Board about the transfer process. Vickey is talking with a lawyer named Paul Smith regarding transfer documents and the HOA bylaws. May be a lower cost alternative to Thomas Schild.
- **Stream Erosion Control Project:** Bruce Allentuck submitted a proposal in the amount of \$6,782.46 for sandbagging the new channel and debris removal in the original channel. The Board approved the work; however, Brian will try to

- negotiate a cost reduction with Allentuck and check on means of limiting effects of the project on the lawn at 14428 Rich Branch Dr.
- **Basketball Court Repairs:** No update. Bob K. will check with Bob A. to see if anything is happening.
 - **Trash Cans and Recycle Containers on Display:** Will address next time when Jessica is present.
 - **Repairs to Storm Water Management Facility:** Received two proposals, one from Environmental Quality Resources for \$9802.35 and \$15,000 from Carl B. Seeds. Waiting for one more bid.
 - **HOA Goals: “Electronic” By-Laws, HOA Website, HOA Message Board:** Vickey will scan the by-laws into a pdf. Ed will draft a disclaimer. Brian will keep pressure on his daughter to design site.

New Business:

- **Repainting of Wooden Bridge:** Brian circulated photos of graffiti, unpainted areas and some rot on the wooden bridge. Board agreed we should obtain professional bids. Bob K. will talk to several potential service providers.
- **Fence on DeHaven Court.** Board voted to remove the wooden fence that is falling down next to the stairs to the walking path. Board will consider installing a new fence after that part of the path is repaved.
- **Culverts on Walking Path:** Bob K. obtained a quote from Allentuck for installing two drainage culverts in areas of the path with poor drainage for \$8848.51. Vickey suggested using bricks or rocks with gaps as an alternative. Goal is to solve drainage problem before the path is repaved next year.

Meeting adjourned at 9:15 PM