

# FLINTS GROVE HOMEOWNERS ASSOCIATION

## Re: Minutes of Board of Directors Meeting – August 24, 2005

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

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

- **Minutes:** The minutes from the July 20th Board Meeting were approved with no corrections.
- **President's Report:** John Smith from the Rich Branch townhouses said pine trees over the parking lot are dripping sap on cars. Bob K. will get a quote to remove trees. A wasp nest was removed from Pebble Hill Townhouses by Kolley's Exterminating for \$175. No response from Pragna Purohit on daycare letter.
- **Financial Report:** From Hugh – Account balances as of August 22nd: Checking - \$24,296.54 (total not updated from previous month) and Savings - \$47,739.52. One homeowner, Chung, and an estate (Maxa) are still delinquent on dues. Bob A. is having a problem getting a response from Christopher Hitchens regarding liens. The Board approved a motion to set the 2006 fees at \$239 for single family homes and \$296 for townhomes (a 10% increase.) Hugh will propose a budget for approval in September.
- **Maintenance:** Two street trees on Flints Grove Lane near entrance are dead. Hugh thinks area is scheduled to be trimmed by County this fall. Bob K will call County to see if they'll address the problem.
- **Architectural Committee:** Approved applications for Mr. & Mrs. Eric Wu 14533 Antigone Drive (new siding & windows); Mr. & Mrs. Jeffrey Riese 14504 Antigone Drive ( enlarge kitchen, redesign & enlarge deck, new breezeway between kitchen & garage); Mr. & Mrs. Gary Lesser 11508 Flints Grove Lane (New fence around pool); Mr. Dan Sikowitz & Ruth Stuart 11407 Pebble Hill Lane (new windows). Bob K discovered design guidelines for screen porches and additions in committee archives.
- **Next Meeting:** Wednesday, September 28th at 7:30 pm at Bob Austen's house, 14440 Rich Branch Dr..

### Continuing Business:

- **Animal Control Issues:** No progress.
- **Storm Water Facility Transfer Program:** Transfer process may take 9 months. Need to fill out lots of paperwork and find deed. Ed suggested hiring a company to do a title search. Bob K. said that the County may offer a loan for repair costs. Ed will follow up. Boyd Church has volunteered to talk to the Board about the transfer process. Bob K. will see if he will come to September meeting.
- **Stream Erosion Control Project:** Allentuck performed work on the area near 14428 Rich Branch Dr. Brian reported that the work did not conform to the specifications in the contract. The board felt that it would be better to insist that the project be completed as specified rather than pushing for a cost reduction. Bob

- K. and Brian will try to arrange a meeting with Bruce Allentuck to review the work and look at options.
- **Basketball Court Repairs:** No update. Bob A. and Brian will try to do some work over the Labor Day holiday.
  - **Trash Cans and Recycle Containers on Display:** No progress. Will include information that homeowners can return new blue bins in fall newsletter.
  - **Repairs to Storm Water Management Facility:** Received three proposals, one from Environmental Quality Resources for \$9802.35, will restore damage to lawn for access through homeowner property, 1 year warranty; \$15,000 from Carl B. Seeds; John's Labor Group \$8500, will fix path if damaged, no warranty. Board voted to award contract to John's Labor Group.
  - **HOA Goals: "Electronic" By-Laws, HOA Website, HOA Message Board:** Vickey is scanning the by-laws into a pdf. Brian will look for other HOA websites that can serve as a model for FGHOA website.
  - **Fence on DeHaven Court.** Bruce Allentuck quoted \$500 to remove and dispose of the old fence near DeHaven Court. Ed and John volunteered to remove it themselves.
  - **Repainting of Wooden Bridge:** Bridge was damaged by falling oak tree. The damage will be repaired by K&B Restoration at the behest of State Farm insurance. Bob K. will see if they will paint the bridge as well for an additional fee.

#### **New Business:**

- An insurance claim was filed with State Farm for the removal of the oak tree and debris which fell on the wooden bridge on the walking trail. State Farm paid a total of \$1,450 for the tree work and Mead Tree and Turf was hired to do the work.
- **Asphalt Sealcoating Flintswood Townhouses Parking Area.** \$2500 was reserved for coating the townhouse parking areas last year. Bob K. will contact BC Elite Seal Coating to schedule sealing.

Meeting adjourned at 9:15 PM