

FLINTS GROVE HOMEOWNERS ASSOCIATION

Re: Minutes of Board of Directors Meeting – September 28, 2005

From: Brian Taylor, Secretary
Attending: Bob Austen, Bob Koenig, Brian Taylor, Ed Myers, Jessica Dolleck,
Vickey Lutwak
Absent: Hugh MacNeil, John McLean, and Jeanne Kahn
Guests: Boyd Church (Montgomery County Dept. of Environmental Protection)

The meeting convened at 8:00 PM at the home of Bob Austen.

- **Minutes:** The minutes from the August 24th Board Meeting were approved with no corrections.
- **President's Report:** Rich Branch townhouse residents Maria Witgenstein and John Smith requested that the board arrange to trim back pine trees that were dripping sap on their cars. The board offered to pay half of the \$900 cost. Maria Witgenstein paid \$225. No response yet from John Smith. A resident reported a problem with a commercial truck being parked at 14400 Pebble Hill. The resident with the truck has been previously uncooperative. Bob K. will contact Christopher Hitchens regarding a public nuisance letter. Bob also provided an article on inserting lease terms for renters to link their behavior to HOA bylaws. Will discuss next meeting.
- **Financial Report:** Hugh not available. No report.
- **Maintenance:** No report
- **Architectural Committee:** No report
- **Next Meeting:** Wednesday, October 19th at 7:30 pm at Bob Koenig's house, 14509 Antigone Dr. Ed said North Potomac Citizens Association meeting is third Wednesday and conflicts with the next meeting.

Continuing Business:

- **Animal Control Issues:** Maureen Austen submitted an article for the FGHOA Newsletter regarding dog deposits on grass near bus stop at Flintsgrove and Rich Branch.
- **Storm Water Facility Transfer Program:** Boyd Church from the County spoke to the Board regarding the transfer process. Boyd brought an easement record showing that the right of county to enter for maintenance is in place but will need to be updated. County will provide a sketch of the facility to accompany the meets and bounds description. The board will need to assemble documents to show proof of ownership. Ed Myers will take charge of completing the required legal documents for the transfer. The application process takes around three months if all goes well. County will inspect the facility every three years and give seven days prior notice for maintenance.
- **Stream Erosion Control Project:** Allentuck completed work on the sandbag dam behind 14428 Rich Branch. Boyd Church said that county will consider mitigation if their watershed analysis shows it would be worthwhile.
- **Basketball Court Repairs:** No progress. Bob A. will look into handyman help.
- **Trash Cans and Recycle Containers on Display:** Jessica submitted an article for the newsletter taking the "against" position.

- **Repairs to Storm Water Management Facility:** Repairs are complete. Awaiting approval of repairs from County.
- **Asphalt Sealcoating of Townhouse Parking Areas.** Sealing of Flintsridge and Flintswood parking lots is scheduled for Tuesday, October 12. Vickey and Ruth Stuart will provide resident liaison at Pebble Hill; Ellen Antholis and Phillip Balevre will serve at Rich Branch.
- **Fence on DeHaven Court.** No progress.
- **HOA Goals: “Electronic” By-Laws, HOA Website, HOA Message Board:** Vickey has scanned the by-laws into a pdf but needs to edit. Brian submitted a list of HOA websites to the board by email. Bob K. requested that Brian contact Windermere site in Texas to see if they will share code.
- **Repairing of Wooden Bridge:** Bridge was damaged by falling oak tree. The damage is supposed to be repaired by K&B Restoration but they are not responding. Bob K. will complain to State Farm.

New Business:

- **Dues Mailing:** Bob A. will revise cover letter and organize mailing. Hugh will provide a 2006 budget sheet for the mailing.

Meeting adjourned at 9:20 PM