

FLINTS GROVE HOMEOWNERS ASSOCIATION

Re: Minutes of Board of Directors Meeting – October 19, 2005

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

The meeting convened at 7:30 PM at the home of Bob Koenig.

- **Minutes:** The minutes from the September 28th Board Meeting were approved with no corrections.
- **President's Report:** Harry Rosen, 11525 Flintsgrrove Lane, runs a title search business. He may do some work for us. Not clear if it's free. Ed found that the standard price for title search is \$100 per parcel. Bob K. would like to obtain titles to 15 common area HOA parcels. Shaw (Steve) Chung, owner of rental townhouse 14412 Pebble Hill Lane is three years in arrears. He is liable for late fees and legal costs in addition to fees. Board agreed to waive legal fees if check is received by Oct. 31st. A resident reported a problem with a commercial truck being parked at 14400 Pebble Hill. The by-laws specify that commercial vehicles are not allowed and authorize the Board in general to take corrective action at owner's expense. Bob K. will send a letter.
- **Financial Report:** Savings \$47,770.64; Checking \$16,779.59. Budget for 2006 was presented by Hugh and approved. Bob A. is revising the dues collection letter and Hugh provided a dues collection form for the 2006 dues mailing. Maxa fee was incorrectly mailed following sale of the property but should be obtained in a week or two.
- **Maintenance:** No report
- **Social:** Jeanne reported that Edy's will run their ice cream contest again next year. We are allowed to enter.
- **Architectural Committee:** Koenig, 14509 Antigone Dr., New exterior fixtures approved,
- **Next Meeting:** Wednesday, November 16th at 7:30 pm at Brian Taylor's house, 14424 Rich Branch Dr.

Continuing Business:

- **Animal Control Issues:** Bob K. identified a web business that sells signs for requesting dog owners to pick up after their dogs. The Board approved the purchase of six signs.
- **Repairs to Storm Water Management Facility:** Repairs are complete and signed off by the County.
- **Storm Water Facility Transfer Program:** Bob K. distributed copies of the Transfer Application form. Before the Application can be filed the easements, covenants and abstracts for the affected property must be recorded.
- **Stream Erosion Control Project:** Bob K. will write a letter to Pam Parker inviting her to come to a meeting and discuss the County position on erosion control.

- **Pruning of Pine Trees at Rich Branch Townhouses:** 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. John Smith refused to pay. The Board was split on the potential aesthetics of trimming and whether to pay the entire cost. Money is available in the budget since we have not had many problems with falling trees. Bob K. will check on the expense of completely removing some or all of the trees.
- **Basketball Court Repairs:** No progress.
- **Asphalt Sealcoating of Townhouse Parking Areas.** Sealing of Flintsridge and Flintswood parking lots occurred on Saturday, October 15. Expense was \$3000.
- **Fence on DeHaven Court.** No progress.
- **HOA Goals: “Electronic” By-Laws, HOA Website, HOA Message Board:** No progress.
- **Repairing of Wooden Bridge:** State Farm said that the bridge needs to be replaced, not repaired. There is a problem in that the bridge cannot be built with creosoted timber. Other types of preserved timber may be OK.

New Business: None

Meeting adjourned at 9:30 PM