

FLINTS GROVE HOMEOWNERS ASSOCIATION

Re: Minutes of Board of Directors Meeting – November 16, 2005

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

The meeting convened at 7:30 PM at the home of Brian Taylor.

- **Minutes:** A quorum was not present so approval of the October 19th Board Meeting minutes was deferred until the next meeting.
- **President's Report:** Bruce Allentuck was hired to cut-up and remove the log that was blocking the path at a cost of \$200. The Board was reminded that our annual reserve contribution for 2005 was to be \$10,724 and increase by 3% each year, according to the resolution that was approved earlier this year. A call was received from Kathy Balavre, 14302 Rich Branch, regarding a neighbor doing car repairs in the parking lot. She told him that it was against the rules and he stopped – this is added to the minutes as a record of the complaint. A letter from Thomas Schild Law Group was received advising that our “resident agent” information with the State Department of Taxation and Assessments should be updated and offered to make the updates for a fee of \$375. Ed Myers and I filed updates with the State in August at a cost of \$25 and their website shows the correct information. I sent a letter to the law firm advising that the information had been updated.
- **Financial Report:** Savings \$47,770.64; Checking \$18,707.53.
- **Maintenance:** No report
- **Social:** No report
- **Architectural Committee:** No report
- **Next Meeting:** Wednesday, December 14th at 7:30 pm – Need Host!.

Continuing Business:

- **Stream Erosion Control Project:** Discussion with Pam Parker on Watershed Management Objectives. Pam is with Montgomery County Dept. of Environmental Protection Watershed Management Division. Starting study of Muddy Branch and Great Seneca watersheds Army Corps of Engineers. Our stream erosion problem has been logged with their Dept. and will be included in the initial assessment. Problems and fixes identified in the assessments will be prioritized and funding requested. Her expectation is that it will take two years for analysis, two more for funding, so earliest fix may be in place is five years. Examples of remediation performed by the Dept look great. Bob K. has a hard copy and CD of presentation.
- **Storm Water Facility Transfer Program:** Boyd Church is helping with transfer documents. Ed Myers will contact Harry Rosen regarding title searches and copies of deeds.
- **Wooden Bridge Repairs:** Contractor will work with an architect to design a new bridge. Will look into immediate cleanup of debris and installation of temporary railings.
- **Animal Control Issues:** Signs delayed by Katrina.

- **Illegally Parked Commercial Vehicle on Pebble Hill Lane:** Bob K. would like a vote on sending letter.
- **Remove Fence on DeHaven Court.** No progress
- **Pruning of Pine Trees at Rich Branch Townhouses:** No update
- **Basketball Court Repairs:** No progress.
- **HOA Goals: “Electronic” By-Laws, HOA Website, HOA Message Board:** No progress.

New Business:

- **Lease Addendum for Rental Property:**

Meeting adjourned at 8:45 PM