

FLINTS GROVE HOMEOWNERS ASSOCIATION

Re: Minutes of Board of Directors Meeting – December 14, 2005

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

The meeting convened at 7:30 PM at the home of Jeanne Kahn.

- **Minutes:** The Board approved the meeting minutes from October 19th without revision. The November meeting did not have a quorum so the minutes from that meeting do not require approval.
- **President's Report:** The Board previously offered to pay half the cost to remove a damaged tree on the border between HOA land and Doug Clark's property on the corner of Flints Grove and Rich Branch. Doug Clark cut down the tree on his own but requested \$100 for hauling charges. The Board approved the expense.
- **Financial Report:** Savings \$47,823.80; Checking \$16,575.08. Hugh estimated that 25-30% of residents have paid their 2006 dues. Hugh commented that some HOAs collect an administrative fee of several hundred dollars from buyers for transitioning ownership. Will discuss further at next meeting. The Board elected to have the year-end balance of funds in excess of our budgeted expenses included in the reserve funds. Bob A. will look into higher interest-bearing accounts.
- **Maintenance:** No report
- **Social:** No report
- **Architectural Committee:** No report
- **Next Meeting:** Wednesday, January 25th at 7:30 pm at Bob Koenig's house.

Continuing Business:

- **Storm Water Facility Transfer Program:** Boyd Church requested that FGHOA submit an application for the transfer and his office will begin drafting the formal documents. Bob K. and Ed will get together to draft the application. Harry Rosen did a title search of FGHOA property for the Board as part of the work necessary for the Storm Water Facility Transfer. The HOA property has 15 parcels covered by two deeds. Six easements given by Mitchell and Best to the county were also documented. Cost was \$500. Bob K and Hugh will have copies.
- **Wooden Bridge Repairs:** Contractor is working on design and collecting materials. Ed will write letter to State Farm expressing concern about the lack of railings and stating that the insurance company has liability risk. Ed will also look into placing proceed at own risk signs at entrance to path. Bob K. will inquire at the Community Association Institute regarding the extent of our liability.
- **Animal Control Issues:** Bob A. will handle installation of the lovely "Pick up after your pet" signs acquired by Bob K.
- **Parking Violation on Pebble Hill Lane:** Following a unanimous email vote by the Board recommending he do so, Bob K. sent a letter to Alexander Sadegh warning that parking his commercial truck in the parking area at Flintswood was a violation of the HOA By-Laws. Bob K. recommends sending a second letter with a 30-day warning that Board will file a complaint with the Commission on

Common Ownership Communities if owner does not comply. The CCOC would hold a hearing; however, enforcement may require court action.

- **Fire Marshal Review of Parking at Townhomes:** The Board also voted unanimously by email that Bob K. request a visit from the Fire Marshal to get advice on the legality of parking around the center island at townhomes. Jeanne and Jessica will assist.
- **Pruning of Pine Trees at Rich Branch Townhouses:** Several tree companies recommended taking the trees down instead of pruning them. They thought trimming the branches from the trees to prevent sap problems would be unsightly and would require follow-up when the branches grew back. The cost to remove the trees would be around \$4000 plus landscaping. The Board will let people know about the problem in the next newsletter and try to get a committee together at the annual meeting.
- **Basketball Court Repairs:** Deferred until Spring.
- **HOA Website:** Brian sent a message to an HOA webmaster in Texas requesting that we be allowed to use their code. Brian will address the website issue further at the January meeting.

New Business:

- **Lease Addendum for Rental Property:** The Board agreed that this was a good idea. A request to amend the by-laws will be made at annual meeting and followed up by a proxy mailing if necessary.
- **The Board agreed to set Wed., April 5 as the date for the 2006 HOA annual meeting.**

Meeting adjourned at 9:25 PM