

Flints Grove HOA

Board Meeting Minutes

MARCH 19, 2020 / 7:00 PM / VIRTUAL MEETING

Attendees

Due to the outbreak of the COVID-19 virus, all Montgomery County buildings are closed. With social distancing being highly recommended, the FGHOA board conducted this meeting virtually using a video conferencing tool.

Name	Role	Initials	Attendance
Subhasis Datta	President	SD	Present
Lee Canter	Vice President	LC	Absent
Don Funkhouser	Vice President	DF	Present
Paul Witting	Treasurer	PW	Present
Carmen de Perignat	Board Member	CdP	Present
Evgeny Tsypnyatov	Board Member	ET	Present
Neil Smith	Secretary	NS	Present
Scott Wertlieb	Vista Management (VM)	SW	Present
Adam Ocnr	Vista Management (VM)	AO	Present

Agenda

7:00 - 7:05 PM: Meeting Start, Review Agenda

7:05 - 7:40 PM: 2018 Board Member Reports - Secretary and Treasurer

7:40 - 8:30 PM: VMC/Committee Report Outs, Activities, Issues, Action Items

8:30 - 8:50 PM: President's Report Out, Updates and Actions Needed

8:50 - 9:00: Review of Meeting Minutes and Meeting Close-out

Notes

OPENING

- Meeting called to order at 7:05 pm by Subhasis Datta, President
- With no members of the community present, requests for open agenda items were not heard

MINUTES REVIEW

- Minutes review and action item update from prior meeting

TREASURER

- 2020 Homeowner Dues:
 - 39 late notices were sent out
 - 4 letters sent to new owners of properties
 - VM will continue collections process, per policy
- VM to send out updated Feb financial reports next week that will include further details on the outstanding dues and account balances
- NS to reach out to VM regarding the Homeowner database being used
- VM to send additional notices on April 1 - with instruction to contact VM if there is financial hardship due to COVID-19
- 2020 Budget:
 - PW has the finalized budget sheet and will send to VM for the mailout

ANNUAL MEETING

- Annual Meeting announcement & Financial Reports : March 23rd
- Newsletter to follow with all pertinent information regarding board and community activities

STREAM RESTORATION UPDATE

- SD reported that MoCo have agreed to repair the asphalt on the trail. In order to perform the work within the year timeframe that the county has assigned to this project, repairs need to be carried out over the next few weeks. Board discussed and agreed to get the work done to save future HOA expense

AECC

- 26 Rich Branch Ct - Approval of sunroom and deck (Mar 9)
- 14533 Antigone Dr - Approval of a roof (Mar 11)
- 14517 Antigone Dr - Approval Garage door request (Feb 28)
- 14405 Rich Branch Dr - Fence request approved (Feb 28)
- 11613 Flints Grove Lane - vinyl fence requested but not approved. Request to be amended to remove trees and install a wooden fence
- AECC expansion of door frame types and colors have been added to AECC documentation
- New forms are available and homeowners need to use these for future AECC requests. VM to take the lead on initial review of these requests.

VISTA MANAGEMENT

- New Mutt-mitt dispensers have been delivered to Allentuck for installation
- Allentuck completed the pressure washing the mailboxes at each of the townhouse locations
- Mulching took place at various locations
- Entry Lighting: back-ordered and awaiting delivery
- Quotes for entry signage are still being received
- Bamboo eradication proposal from Bartlett has been received. Motion to move ahead with the bamboo eradication program - see Votes section for further information
- 14508 Rich Branch Drive - quotes being received for removal of dead trees
- VM to follow up with Ron Bolt on status of change of business address for the HOA

CLOSING

- Meeting adjourned at 9:49pm.

Action Items

1. VM to work on actioning change of business address
2. PW to send ET details for website domain ownership
3. Communications Committee to organize Homeowner Mailout

Votes

Motion	For	Against	Abstain
Motion to move ahead with the bamboo eradication	ALL		