

**FGHOA Board of Directors Meeting Minutes
March 8, 2018**

Date: March 8, 2018 (Thursday)
Time: 7:00-9:00 PM
Location: North Potomac Rec Center

Attendees:

Board of Directors	Present (P) Absent (A) Teleconference (T)
Charlie Liebetrau, President	P
Bob Canter, Vice-President	P
Steve Kwon, Secretary	P-Proxy
Paul Witting, Treasurer	P
Steven Slater, Member	A
Alex Veizis, Member	Resigned from Board
Carmen de Perignat, AECC Chair	P
No Other HOA Members in attendance	

Opening

The regular meeting of the FGHOA Board of Directors Meeting Minutes was called to order at 7:05pm on March 8th 2018 in NPCC by Charlie Liebetrau. President

Present

Charlie Liebetrau, Bob Canter. Carmen de Perignat, Paul Witting, Steve Kwon- by Proxy to Charlie Liebetrau

Absent: Steven Slater with Prior Notice Provided to the BoD at the February 2018 BoD Monthly Meeting. Steve Kwon due to Illness, provided his proxy to Charlie.

Approval of Minutes

The minutes of the previous meeting were unanimously approved as distributed.

Announcement: Charlie Liebetrau notified the BoD, that Alex Veizis has officially resigned from the BoD the week after the February 8th BoD Monthly Meeting. No reason given per the email sent to Charlie Liebetrau directly by Alex. No Other BoD Members were sent said email.

Open Issues:

Newly Expanded Paint Palette and Scheduled Community Frum:

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Charlie wanted to review the letter that is to be sent out via regular mail to all HOA Households about the upcoming "Paint Palette Forum". The Forum is scheduled to take place on **March 22, 2018** at the **NPCC from 7pm-9pm in the "Art Room"**. It was agreed to have the meeting noticed mailed by no later than Tuesday-Wednesday March 13th or 14th.

Two (2) different letters were reviewed by the attendees, one written by Steven Slater (BoD Member at Large) and the other written by Charlie Liebetrau. Discussion center around the how to conduct the meeting as a "Forum" since it was voted by the majority of the BoD during the meeting of February 8th 2018 to hold the Forum as the last attempt by the BoD and the AECC to inform the HOA Community about the creation of the Newly Expanded Paint Palette and offer any HOA Member the ability to see the Palette and allow for questions by those HOA members who had not previously seen the New Expanded Palette.

It was stated by several BoD members the BoD in conjunction AECC, had made four (4) attempts starting with the 2017 Annual Meeting of the Flints Grove HOA, to offer the HOA community the opportunity to view the Newly Created Expanded Paint Palette. The Annual Meeting had an attendance of 40+ people in total with a basic meeting quorum met via proxy. There were three additional times provided afterwards to the entire HOA. The BoD felt due to the lack of attendance at all the Palette presentations, it was prudent to offer one last presentation and notify all FGHOA members via USPS mailing, who may have not either received or ignored previous notices to view the New Expanded Palette.

After discussion about the letter, it was determined to use the bulk of Charlie's letter with modifications which will be distributed to BoD members for approval before being mailed. Additionally, it was agreed to have within the mailing a separate insert providing the HOA community with the updated "**Statement of Community Expectations**" prepared by the AECC and approved by the BoD. The updated "Statement of Community Expectations" insert, in addition to other updates, will have the **New Painting Guidelines and Requirements** for the HOA Community to follow going forward. The term "**Grandfathering**" was removed from the letter, as Paul had pointed out the term as it was intended to be used would cause confusion and was not accurate.

As the New Painting Guidelines don't allow for HOA homeowners to continue to re-paint their homes their current colors, be it in total or just trim/doors, unless such are within the New Expanded Palette.

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The “SOCE” will state it will not be mandatory for any homeowner who is NOT going to schedule a paint job either for a “Top to Bottom” painting project or just re-painting trim and doors be made to re-paint their homes until such time as they intend to re-paint. It is not the intent of the BoD to place undue cost or burden on the community requiring the homeowners to immediately comply with the New Palette and its Guidelines.

The BoD Formally **Voted 5-0 to Approve the New Expanded Palette** has presented by the AECC to the BoD. Absent was Steven Slater.

New Business:

Annual FGHOA Meeting:

The next topic discussed was getting organized for the upcoming Annual Meeting Tentatively Scheduled for **Thursday April 26th, 2018** to be held at **DuFief Elementary School**. The discussion included finding three (3) volunteers to act as the BoD

Nominating Committee. The previous year’s volunteers will be contacted by Bob Canter, who will reach out to Howard Margolis, and Charlie will contact Mike Wometz and Min Liu to determine if they would be interested. There are to be 4 director positions to be voted upon, unless any current directors who are exempt from running decide to resign. **The BoD members who are exempt are: Charlie Liebetrau, Steve Kwon and Bob Canter.** Further discussion involved in general, who could be contacted in the HOA community as possible additional candidates for these open BoD positions.

Stream Restoration:

Major update, Charlie, Bob and Carmen received an email from Mike Lichty of MOCO DEP, notifying us with following on 3/2/2018: “Greetings all...All plans were approved about two weeks ago and we now have all permits. The bidding preparation is next. My best guess is that construction will start by July 1st, maybe sooner

I will not be here to see the construction as I'm leaving the county & moving out of the area. My last day is March 6. I can truly say that you're HOA has been one of the best to work with. Hope construction goes well”

Bob asked that this notice be sent via email to the entire HOA and be posted on **“Next Door”**

Path Clean-Up: Bob has reached out to Tree and Landscape Companies to walk the entire Path that runs along the Stream from Flints Grove Lane all the way through to Pebble Hill Lane, to obtain estimates for cleaning up the side of the walking path

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which the Stream Restoration won't be involved with. Bob needs to physically show the vendors the specific areas in question and to delineate between HOA, Private and MOCO owned property. An attempt was made to provide the vendors with MOCO GIS Map Links which can be used for said purpose of delineation, however the vendors were uncomfortable just using the mapping software for estimating purposes.

New Monument Signs: Bob had shown the BoD attendees, **as a preview only**, the top three (3) selections which were voted on by the AECC. It was agreed that no vote be taken until all BoD members would be present and had the opportunity to view the selections and discuss with other BoD members.

Agenda for Next Meeting:

Getting Organized for the Upcoming Annual Meeting.

Adjournment: Motioned by Charlie, Unanimously Voted on by all.

Meeting was adjourned at 9:00pm by Charlie. The next Monthly BoD meeting will be held on **April 12th, 2018** at the NPCC between 7pm-9pm.

Minutes submitted by: Bob Canter, VP FGHOA as acting Secretary for this meeting only.