

Flints Grove HOA

Board Meeting Minutes

JUNE 4, 2020 / 7:00 PM / VIRTUAL MEETING

Attendees

Due to the outbreak of the COVID-19 virus, all Montgomery County buildings are closed. With stay at home orders in place, 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	Present
Don Funkhouser	Vice President	DF	Absent
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
Alex Veizis	Homeowner	-	Present
Bill Jung	Homeowner	-	Present

Agenda

7:00 - 7:10 PM: Opening

7:10 - 8:00 PM: Vista Management Company Business

8:00 - 8:20 PM: AECC/Maintenance Committee

8:20 - 8:50 PM: Communications Committee

8:50 - 9:00PM: Other Business

Notes

OPENING

- Meeting called to order at 7:05 pm by Subhasis Datta, President
- Bill Jung, Homeowner at 14408 Rich Branch Dr wished to raise issue with receiving a door-hanger violation notice from the AECC. VM and CdP discussed the process of door hangers that were issued to ~10 homes during a community inspection on 6/3. VM to follow-up directly with Mr. Jung to work through specific concerns

VISTA MANAGEMENT COMPANY

Completed Business

- Change of business address has been completed with confirmation received from Ron Bolt
- Additional cutting of the tree stump from the recently felled HOA tree behind 14508 Rich Branch Drive has been completed

Ongoing Business

- Financials - \$70,916 in the checking account, \$221k in Reserve and \$50k in the new reserve account with Mutual of Omaha
- Accounts Payable - Allentuck contacted VM regarding invoice discrepancy. VM following up
- Blades of Green invoice for first treatment has not been paid as we are still awaiting their Certificate of Insurance. Motion to approve the use of Blades of Green for organic treatments for bugs. See Votes section for further information
- State Farm renewal letter received by VM. Total \$2,171 for the year, renewing in July.
- Dues Report - 2 owners are still yet to pay this year's dues. VM to continue to chase.
- Bamboo treatment requires further investigation by VM and CdP
- Entry signage - no update
- PEPCO are still not working due to COVID-19 so trees on Dufief Mill Road so this will need to be chased when their operations are back at work
- Fence on FGL/RBD - board discussion on the outcome. Motion to proceed with approach to signify the fence as a HOA feature with the refresh taking place using HOA funds, as per prior boards' approach. Documentation to be drawn up to formalize this designation so that future fence refreshes can be expeditiously addressed. VM/PW/NS to follow up with homeowner at 14512 Rich Branch Drive

- Homeowner Database - 8 homes without email address, ~50 emails added to Mailchimp distribution list, VM to update database and test receipt and sharing of new homeowner info at time of transaction

New Business

- Curbing of dogs raised by a homeowner. Information to be added to website and newsletter in an attempt to better educate homeowners
- Homewise docs raised with VM. NS and VM to continue the discussion offline

AECC/MAINTENANCE COMMITTEE

Completed Business

- Letter sent to educate owners at 14402 and 14404 Pebble Hill Lane and request AECC form
- 14509 Pebble Hill - extension approved on May 29
- Complaint received regarding Allentuck starting work before 9:00am on a weekend - VM followed up with Allentuck

Ongoing Business

- Mutt mitt dispenser sign proposal from “Signs on the Cheap” vendor did not meet expectations. “Build A Sign” will be presenting a proposal for signs in the coming days
- 14516 Pebble Hill Drive - chain link fence - VM sent Violation Letter notice on April 28, 2020 to homeowners - VM to follow up after homeowner response

COMMUNICATIONS COMMITTEE

Completed Business

- Flintsgrove.org now directs to the new site. Old site is still being worked on redirecting to the new site

Ongoing Business

- Population of new website continues
- Annual Meeting Planning
 - SD putting slides together
- Newsletter
 - SD sent matrix today for population by board members

OTHER BUSINESS

Ongoing Business

- Further board discussion on DEP Stream Restoration
 - NS shared photos with board once more from past flooding events
 - LC raised who is responsible for removal for planting protective fencing
 - Appeal has been registered with the County

New Business

- SD to check that all Ron Bolt legal opinions are on the board drive
- SD to provide CdP with all information regarding BoD Minutes from previous (2018-2019) Board for her to re-type and upload onto the new Website
- CCOC webinar relating to operations during COVID-19 was attended last week by multiple board members. Board will explore holding an informational virtual meeting in the summer for the community to discuss the budget and other important HOA developments. Under CCOC guidance, the board will continue not to pursue holding an election until such time that an in-person meeting can take place

CLOSING

- Meeting adjourned at 9:27pm

Votes

Motion	For	Against	Abstain
Motion to approve meeting minutes for May	ALL		
Motion to contract Blades of Green for Mosquito Treatments for 2020 season	ALL		
Motion to proceed with formally designating the white fence alongside Flints Grove Lane as a community landmark to assist with future fence refreshes	ALL		