

## **Minutes: Flint Ledge Estates Board Meeting**

Tuesday, October 23, 2007

2325 McCormick Road 7:00 P.M.

Board-Attendance: Brian Rogers, President, Simone Seym-Nickel, Vice-President, John Nickell, Vice-President, Gayle Brooks, Secretary, Sonia Rickman, Treasurer  
Guest: Cliff Blondes

- ✦ **Meeting Agenda for 10/23/07 Meeting:** Will sign off at next meeting when editing and revisions are finalized.
- ✦ **Update on Issues Surrounding 6 McCormick Court:** Brian shared complaints from 5 McCormick Court about the appearance of wire, but not the 10' gate, on the new fence at 6 McCormick Court. Owner will not consider removing the wire from fence since it is a common structural feature. Additionally, Owner temporarily installed a television dish in the yard, visible from the street. Brian talked with the owner about the installation of a dish and explained that it requires pre-approval of the Board through a variance request. The dish has been removed from the yard, no variance request has been received, and the conversation was tabled.
- ✦ **Community Issue:** Two street lights on either side of McCormick Road on Wootton Parkway need to be replaced.
- ✦ **Survey Update:** Brian tried to contact an original surveyor as suggested by Walter Patterson who made the plats (IPDS Ltd., Silver Spring 301-585-5676), but he has had no luck with calling or searching through Directory Assistance. He called Patterson (previous survey contract for \$2850 + printing costs) for proposal on limited survey of the townhome area. John will provide and test a metal detector and compare the results with plat.
- ✦ **Front Entrance Update:** There has been no progress on the Revocable License Agreement with the City of Rockville. Dwayne is gone for the month.
- ✦ Questions for discussion:
  - What can we do to make the city pay for the wall?
  - Do we want a wall?
  - Does the City of Rockville have to continue to maintain the entrance as a matter of precedent?

**Should we hold a meeting of the entire membership? Possibly more than one? (keep the possibility of a second meeting in mind)** Agreement for one special meeting. Postcards will be sent.

**If so, what should we propose to discuss and vote on?**

**DECISION ON ISSUES TO BE DISCUSSED AT SPECIAL MEETING OF THE MEMBERSHIP:**

**1. Should we hire an attorney for HOA-related issues? Should we consult the membership if we are only hiring attorney on an hourly basis (\$300/hr)?** Yes, on an hourly basis. Should be voted on by the membership.

**2. Should we sign the Revocable License Agreement to maintain the front entrance at our cost and liability?** No. This issue should be tabled until the concept of hiring an attorney has been agreed to by the membership.

**3. Should we permit the City to continue to maintain it at their cost – without our ability to control its appearance? Since it is their property, it is possible they are obligated to maintain it?** To be determined with legal counsel -- Who is responsible for the front property? Bill currently has a contract for maintaining the greenery and should be allowed to maintain this as per his contract.

**4. If the cost of obtaining the legal information we need is too high to justify, do we want to simply go ahead and maintain that area in spite of the lack of legal guidance on our legal right to do so?** Yes - Special meeting to address issue. This issue is related to vote on whether the cost of legal council is acceptable.

**5. Should we hire a surveyor to determine the limits of sidewalk responsibility for the HOA, or should we minimize the cost and only repair common sidewalks (those supporting more than one residence) and forego the cost of the surveyor?** Again, legal issue to address.

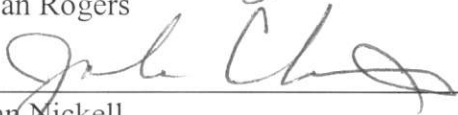
✦ **Front Entrance Update:** Gail approved to get two bids from Bill about updating the front entrance during the fall planting season.

✦ Sonia requested that the next board meeting would be November 13, 2007. All board members agreed.


✦ Gail requested that all board meetings starting December would be on the third Tuesday of the month instead of the fourth Tuesday of the month. All board members agreed.

**Approved:**

  
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Brian Rogers

  
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John Nickell

  
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Simone Szym-Nickel

  
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Sonia Rickman

  
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Gayle Brooks