

Flint Ledge Estates Community Association, Inc.
Minutes of Board Meeting:
2314 McCormick Road
December 18, 2007

Attendees:

Board of Directors: John Nickell, Sonia Rickman, Brian Rogers

Member: Cliff Blondes

Finalized Meeting Minutes from previous meeting

City – Brian reports that two street lights are still out on Wootton Parkway, the ones on either side of McCormick Road. Need lighted crosswalk for nighttime safety near curve. Sonia said that the southernmost one was fixed, but the one nearest the bus stop is still not working.

Sonia has sent e-mails to Dwayne asking for assistance. Brian has sent one to Dwayne as representative of Board of Directors. Response has been that the problem is no power is getting to the pole and the city cannot do anything to solve the problem. It is apparently PEPCO's responsibility.

Update on issues:

Various improvements made in neighborhood. None requiring variance request to Board

Brian has again attempted to make contact with original surveyor (as suggested by Walter Patterson) who made the plats (IPDS Ltd., Updated number 301-313-0760). Have called twice with no results. Am still now only getting answering machine – Holidays?

Sidewalks – Brian has contacted Mike Wilhelm through Dwayne. Brian has reviewed area and found that no work has been done on city-maintained sidewalks in Townhome area. Mike said the work was supposed to be accomplished by crew creating new bus stop. Once Mike found out that there were no repairs accomplished, he said he will be out to mark spots for repair. Brian reported to him that there were substantial repairs needed to the front area by the entrance and in front of 2401 McCormick Road.

New Issues:

Sent letters to the following attorneys:

Thomas Schild Law Group, LLC
401 North Washington Street
Suite 500
Rockville, MD 20850
Tomschild@schildlaw.com

Review Governing Documents - Estimated cost is \$4500 to \$5900. Fixed fee is \$4995. Advance retainer of \$2500, balance upon completion.

Front Entrance - Estimated cost is \$1,500,00 to \$2,400,00. Fixed fee is \$1,995.00. Advance retainer of \$1,000.00.

Hourly rate is \$315/hr

Above costs are applicable until 12/31/07.

No reply

John F. McCabe, Jr.
200-A Monroe Street
Suite 300
Rockville, Maryland 20850
301-279-9500
jfm@cwtm.net

Jeffrey VanGrack
3 Bethesda Metro Center
Suite 460
Bethesda, MD 20814
(301) 657-0159
JVanGrack@lercheearly.com

Entire project can be completed for less that \$2000.00

Raymond B. Via, Jr.
7200 Wisconsin Avenue
Suite 800
Bethesda, MD 20814-4842
(301) 961-5171
rvia@linowes-law.com

Estimate of costs associated with initial review process including the preparation of Memoranda and meetings with the Board of Directors is approximately \$2,500.00 to \$3,500.00.

Susan R. Rapaport
10211 Wincopin Circle
Suite 600
Columbia, MD 21044
301-621-4152
srapaport@darslaw.com

Supposed to have mailed a proposal outlining their legal services. "Almost all of the issues raised in your letter would be billed at an hourly rate."
\$215-310/hr Attorney fee
2400/yr retainer

Barry C. Greenberg
25 South Charles Street
Suite 2115
Baltimore, MD 21201
410-727-6600
bgreenberg@rosenbergmartin.com

No reply

Jason E. Fisher
3 Bethesda Metro Center
Suite 460
Bethesda, MD 20814
JEFisher@lercheearly.com

No reply

Simone provided comment by E-mail to the effect that she does not believe that employing an attorney is a good way to spend HOA funds, but that she would vote to employ Attorney VanGrack if the Board votes to employ the services of one:

The board determined that the above were insufficient responses. Board voted to obtain fee cap from VanGrack and Via, for comparison with detailed quote from Thomas Schild. Cliff said that it would be advisable to request a separate opinion letter on each subject.

Board voted to permit Brian to hire cheapest of VanGrack, Via, or Schild if the cost of the proposed work did not exceed \$2500.

Budget

Sonia presented a draft of the 2008 budget which included a 5% increase as permitted. The Board voted to permit the 5% increase.

The Board was reminded that we need to send out invoices by Dec 31, 2007. Brian requested that Sonia and Gayle be trained in sending documents to members using the Postedigital mailing account. Sonia said that she would be willing. Gayle will be consulted.

Need to Update Meeting Schedule

Brian will update meeting schedule up to Annual Meeting. Next Board will set meetings for afterward.

Next Meeting: January 29, 2008 at John's house (2322 McCormick Road).

Approved:



Brian Rogers



John Nickell



Simone Szym-Nickel



Sonia Rickman



Gayle Brooks