

Flint Ledge Estates Community Association, Inc.
Meeting Minutes
Tuesday, June 5, 2007

Board of Directors (Appointed):

President - Brian Rogers
Vice-Presidents - John Nickell, Simone Seym-Nickel
Treasurer - Sonia Rickman
Secretary - Gayle Brooks

Participants: Cliff Blondes, Clayton Nickel
Representative from the City of Rockville

Financial report from previous Treasurer, Brian Rogers

Still under investigation: \$172 possibly owed from 2471 McCormick Road (owner Ryan Moody) or Nations Title of Rockville (involved in sale from Nancy Shirey).

Received e-mail from Moody Thursday, May 24, 2007 requesting invoice and implying payment.

Cliff delivered invoice the following day.

No further contact with owner.

Was given until end of June for payment

Will give him until the end of June as stated in invoice.

Resident Agent:

Cliff discussed the issue of changing the resident agent from himself to someone else. Duties would be to receive any legal papers to the community.

Papers must be filed to make this change from him to another individual.

Brian will contact Dwayne to get recommendations

Sonia suggested hiring outside corporation trust.

Cost is expected to be \$200-300/year

Benefit is that corporation will be available when needed

Siding and Trim Color Replacement Guidelines:

Needs to be posted on website and formally distributed to members

Roofing Shingle Replacement Materials and Colors:

Need Board determination that Certaineed Cedar Brown is the only acceptable color for Townhouses without prior Board approval for variance.

Voted on and approved unanimously

Brian will publish all recommended colors for shingles, trim and accent paint on website

Current violation:

Needs to be addressed for Trehan, 2455 McCormick - recently replaced Gambrel shingles do not match the roof shingle and are not Cedar Brown

Trehan replied with variance request on March 29, 2007 – Needs to be responded to immediately

Brian will send certified letter

Member Directory – Started discussion with Lois.
Brian will contact Lois

Matching Grants:

9/1/07 deadline - Community Clean-Up (including trees, curb marking, front entrance, etc.)

Need to get previous applications from Cliff or Dwayne if possible.

Sonia will access documents to write a matching grant to address architectural issues for submission in September 2007.

Entails \$250 in “sweat equity” by members at \$10/hr

+ \$750 from HOA

\$1000 contributed from Rockville

Front Entrance - Cliff is working with Dwayne Jenkins and City to develop a Memorandum of Agreement to address who owns railroad ties, flower beds and who can do what without the other’s permission.

The Board is still waiting for an update from Dwayne Jenkins and the City of Rockville on the Memorandum of Agreement.

The Board is still waiting for an update from Dwayne Jenkins on repair to the front entrance railroad ties.

Need to replace ties before landscaping in flowerbed can be done.

City owns railroad ties, berm, and flowerbed

Cliff will follow up

Trees between two townhouse sections: - City Forester suggested that they were in good shape but aging as the White Pines do, suggested trim and removing overhangs. When necessary, replacing with Leyland Cypress as done in the past is good for drainage and the acidity of the soil

Bill of Superior Landscaping in conversation with Cliff suggested replacing one at a time. Mistake to top the pine trees.

Bartlett Tree Service has met with Brian and their report suggested that they should be either fertilized and pruned on a regular basis, (every 3 to 5 years), or removed and replaced with a more suitable tree species (Leyland Cypress?). Quotations were given to Prune \$2,550; Remove \$3,600; Fertilize \$225 annually

Denver Wilson (private contractor) gave Cliff a quote of \$600 to climb and trim

Someone stated that Bill Messet of Superior Landscaping said that we could remove the trees one at a time with the appropriate permits. Options are trim, leave alone (which presents a liability problem) or remove.

Proposed that we should replace the dying tree and the leaning tree behind 2403 McCormick

Simone must leave town and will send Clayton as representative.

Pogo Tree Service should be contacted since they are City contractors and City has found their service acceptable.

Brian will contact Pogo

The Board of Directors will walk through the community on Saturday, June 9, 2007, at 4:30 P.M. to review the condition of the white pines and to determine next steps.

HOA tree between Townhomes behind 2433 McCormick Road needs to be straightened.

Originally staked by Superior Landscaping. Tree is leaning.

Brian will contact Bill Messet about this

Cliff brought up need to fill and clean tot lot equipment.

Brian will contact Bill Messet about this also

Tall White Pine at rear of property 2403 McCormick appears to be in danger of falling
City Forrester and Bartlett Tree Service suggesting either inspecting the root structure at significant cost or just having removed (approx \$600).

Evaluate preliminary list of violations from **preliminary inspection** of community (Gayle, Brian and Kathleen).

The Board of Directors will walk around the community on Saturday, June 9, 2007, at 4:30 P.M. to review the previous developed list of architectural concerns, including this tree, before notices are sent to homeowners.

Annual landscaping and snow removal contract:

Need to sign new contract with Superior Landscaping July 1.

Create detailed contract for creation of institutional memory.

Have old detailed proposal for landscaping from 2004. May use as template. Needs significant modifications.

Brian will talk to Bill Messet about this

Normally, mulching is done semiannually. Bill started contract in July and first mulched in that month. Should begin mulching twice a year. September and March/April.

Outdoor Lamps:

Fallen one at 2451 McCormick is in the process of being repaired and/or replaced

No progress in repair. Need to contact Remy.

Board will send out reminder in form of maintenance request related to walk-around

Sidewalk and Curbs:

Townhouse Area: Repair and/or replacement, as well as curb cuts for handicap access

Obtain estimate of cost for sidewalk/curb repair by city expert or other independent source

Determine if adequate reserves are available

Determine if a Special Assessment is required

Can townhome members be assessed alone? Previously voted on and accepted (Bill Armbruster).

Brian will meet with representative from Romano Concrete and begin process to get estimate.

Single Family Area:

Inspection by Mr. Wilhelm with Gayle Brooks of aprons and curbs.
Not yet completed

Update on home business operating at 2419 McCormick Road that appears to be in violation of City of Rockville regulations?

For Rent sign is posted
Moving van was sighted
No news

Montgomery College will host 4th of July fireworks.

Set next Board Meeting to be Tuesday, July 10, 2007, at 7:00 pm Sonia Rickman's house, 2325 McCormick Road

Agreed to:



Brian Rogers



John Nickell

Absent

Simone Seym-Nickel



Sonia Rickman



Gayle Brooks