

**Minutes: Board Meeting**

Tuesday, July 10, 2007

Sonia Rickman's Home, 7:00 P.M.

Attendance: Brian Rogers, Sonia Rickman, John Nickell, Gayle Brooks,  
Pamela Oginz, Clayton Nickel, Cliff Blondes, City of Rockville Representative

**Sign off on 2301 McCormick Road fence -- Done**

**Sign off on meeting minutes from previous meeting -- Done**

**Sign off on architectural control violations -- Done**

**Sign off on letter to be send to Nickel's house for tree trimming** – Clayton will provide a letter to the Board regarding his plans to maintain the fruit tree on his property until the current tree can be removed and replace with something suitable for the space; he plans to have this work completed no later than the fall 2007.

**Sign off on letter to Remy at 2451 McCormick Road – Done**

**Sign off on letter to 2403 about leaning tree tall white pine at rear of property** – Cliff offered to draft a letter to the property owners requesting that they remove the tree. Dwayne will ask (request made as of 7/13/07) the code enforcement officer and the forester to take another look at the tree.

(City forester and Bartlett Tree Service suggested either inspecting the root structure at significant cost or just having the tree removed (approx \$600). Lee's Tree Service said tree is definitely pulling out from ground and needs removing.)

**Sign off on reasonable alternative post lighting and wall lighting fixtures.** Set a standard for replacement of pole and wall lamps – Brian provided a list of specific guidelines for post and wall lighting fixtures replacement. Discussion was tabled for the future to allow time to research acceptable alternate fixtures.

**Sign off on Superior Landscaping contract** – Done, including \$1,000.00 for one additional mulching for this season only. Brian will contact Steve Maider from the City of Rockville regarding a Memo of Agreement for the front entrance maintenance. Brian presented information, including visuals and costs of approximately \$3,000, for removing the front entrance wood wall and replacing it with a stone wall. After the replacement of the wall, Superior Landscaping will repair the beds. The HOA is very interested in approving this improvement.

**Update on new bid by Lee's Tree service and opinion on cutting down two trees and trimming four trees - adopting a plan for contractor** – Done. Brian will select one company based on the best, comparable estimate of approximately \$2,500.00 in order to complete this project. Gayle provided one additional estimate that is not listed below. Dwayne indicated that the HOA must submit an application for tree removal; also, he said that for any tree that is removed, one must be planted in the common area. Superior Landscaping may be asked to replace the trees.

(Bill Messet: "It is a very harmful to top any tree and it should never be done. The money is better spent on removal. In Maryland it is unlawful to trim any tree without a Tree Experts License (my number is 593). Make sure any one you hire is licensed and provides the community with certificate's of Insurance for liability and workman's compensation."

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

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 gave Cliff a quote of \$600 to climb and trim.)

**Discussion of obtained proposals by surveyors** -- to determine what is FLECA community property -- to assist in determining on what property FLECA can spend money, e.g., concrete sidewalks and curbs. Brian shared proposals from Walter Patterson for \$2850 + printing costs and from Ed Snyder after a walk-around meeting. Three options ranged from \$7,000 to \$17,000. The HOA discussed authorizing Brian to spend no more than \$4,000 for a property survey. This discussion did not receive final approval.

**Discussion on scheduling monthly meetings** – Tabled until the fall. The next meeting will take place toward the end of August.

Meeting adjourned.

Agreed to:




Brian Rogers



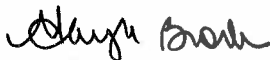
John Nickell



Simone Seym-Nickel



Sonia Rickman



Gayle Brooks