

**Flint Ledge Estates Community Association, Inc.**  
**Minutes of Board Meeting:**  
**2316 McCormick Road**  
**March 25, 2008**

**Attendees:**

**Board of Directors: Gayle Brooks, John Nickell, Brian Rogers, Simone Seym-Nickel (arrived at 7:30, business had been conducted)**

**Finalized Meeting Minutes from previous meeting held on December 18, 2007. (No meetings were held January or February owing to lack of quorums).**

**Update on issues:**

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

Street Lights on Wootton Parkway have all been fixed.

No change in sidewalk status. Previously contacted Mike Wilhelm through Dwayne. Reported that there were substantial repairs needed to the front area by the entrance and in front of 2401 McCormick Road. Probably weather hold-up. Brian will contact Dwayne.

Deadlines coming up:

- Federal and State Income Tax (deadline March 15) done by Joyce Legee at Moer & Legee, PA. Report from Sonia indicates filing incomplete – accountant has filed for extension.
- Personal Property Tax Return (deadline April 15) will be filed by Brian.

**New Issues:**

**Brian sent letters to the following attorneys with request for detailed fee breakdown:**

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

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

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

Quorum Revision: \$300

Open Board Meetings Requirement: \$360

HOA Property Determination: \$400

Capital Reserves: \$300

HOA Spending: \$600

Force Rockville on Trees/Entrance: \$300

Whether HOA may enter into RLA: \$300

Allocation of Costs for Sidewalks: \$300

~~Separation of HOA into SFH and TH: \$1200 or more~~

Personal Liability of HOA Board Members: \$300

Conflict of Interests: \$300

Total \$3460

From Original: 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.

**No further estimate obtained.**

The total cost of VanGrack estimate does not include "Separation of HOA into SFH and TH" which is considered too expensive for initial request and is not a broadly-recognized issue within the community.

Yes or No vote cast on hiring of attorney and choice of attorney (between Schild and VanGrack). Vote was cast as 2:1 for VanGrack. Gayle said that she is acquainted with Van Grack.

Brian had contacted Raymond Via 3 times and talked with him personally once. Each time Brian was assured that Via would send a proposal and that he was interested in representing Flint Ledge. No final detailed estimate was obtained.

### **Landscaping and Architectural Control Issues**

Decision on date of walk-around postponed, allowing the next Board to schedule walk-around as they see fit. Walk-around last year was conducted in April before annual meeting and there was insufficient growth present at that time to permit accurate assessment of shrubbery condition. Conducting walk-around in May should permit better evaluation of shrubbery and permit new Board to adopt their own policy for handing out citations.

6 McCormick Court – next board will deal with issues that include washing siding to eliminate mold, installing adequate lighting on post and house, and possible dog noise problem (as stated by Jere Medlin). Brian has contacted siding washing service as requested by owner of 6 McCormick Court and asked the service to contact owner when possible. Service has not yet begun washing as of middle of March.

5 McCormick Court wants to install a satellite dish for television – Brian advised owner to consult company for possible sites within their property, then any neighbors who may be affected by the proposed location of the dish, and Board with concrete proposal once neighbors agree to esthetics of location.

Bill Messet (Superior Landscaping) was contacted about making the front entrance more symmetrical. He advised transplanting a few bushes and/or flowers from the South to the North side. Lack of sun and water on the North side of the entrance makes growing plants more difficult on that side. Bill was also given permission to replace the dead bushes in the traffic circle in McCormick Court. He believes that they were killed by salt from the winter snow removal effort.

Brian will contact Dwayne about inspecting for repair the crosswalk across McCormick Road for the Wootton Parkway bike path.

Property at 2332 McCormick Road (Bergel) has replaced their windows with appropriate styled vinyl windows. The trim color around the windows is an approved color as referenced from the website.

### **Annual Assessments and Budget**

Sonia reported to Brian that all members have paid their annual assessments. She also provided Brian with an updated budget to send out with meeting notice for Annual Meeting in April/May.

**Annual Meeting:**

Board members reached consensus that date should be Tuesday, April 29, 2008, at 7:00 P.M at the City Council Chambers at 111 Maryland Ave., Rockville, MD. Brian will send notices of the meeting to the membership. Mailing will include meeting notice, 2008 budget from Sonia and proxy form.

**Approved:**

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Brian Rogers

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John Nickell

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Simone Seym-Nickel

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Sonia Rickman

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Gayle Brooks