

# Meeting Minutes


## Flint Ledge Community Association Board Meeting

2306 McCormick Road

Rockville, MD 20850

**November 10, 2009**

**7:30-9:00pm**



Attendees: Tim Fauber, Gary Bergel, Bingbing Deng, Nancy Merrill

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**7:30 Call to Order** Tim

There was a quorum with Tim F, Gary B, Bingbing D and Nancy M in attendance.

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**7:30-7:40 Review Previous Meeting Minutes**

Minor modifications to the minutes were made and approved

Tim

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**7:40-8:00 Treasures Report/Annual Dues/Audit**

- The balance in our checking account is \$10,584.56.
- Tim will sign a signature card at the bank so that he can sign checks on the account in case of Bingbing's absence.
- The by-laws state that an audit of the community's books should be done once a year. There is a question of who is eligible to do this and if it needs to be certified. Tim will find an appropriate company to handle this task.
- The annual homeowner's fee for 2010 will be increased 5%. The fee for townhouses will be \$436.00 and for single family homes \$218.00. The option to split this payment to twice a year was discussed and agreed upon. This option will be offered when invoices are sent in December.

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**8:00-8:25 New Business/Architectural Committee Issues and Questions**

- At this time there is no formal architectural committee. Tim and Nancy will fill this job until others volunteer.
- Steven and Lorraine Robins requested that five very large pine trees located on common property in the back of their townhouse be trimmed. Because of the height and size of these trees it was decided there was cause for potential damage. An estimate will be obtained.
- Judy Zhuang requested approval for a new pre-painted door close to the approved color. This was approved by Tim.
- Questions were brought up regarding improvements completed on homes that do not meet guidelines under the by-laws. If these changes were approved by the board, do they convey to the subsequent owner? Is there a time limit or statute of limitations on improvements that were not approved?
- It was suggested that the Williamsburg color palate be submitted for approval at the next community meeting. This was brought up as a means to update and expand paint colors. Samples will be available.

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## 8:25-9:00 Community Management

- At the last community meeting a request to look into management companies was voted on and approved. Tim contacted 4 managing agents. The board reviewed the pros and cons of each. Commercial Management Group Inc will be contacted for pricing. Results will be presented at the next community meeting.
- An attempt to contact similar self managed communities will also be made. Information on how they are managed and funded will be presented at the next community meeting.

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9:00

## Wrap-up

BOD Members

Gary B moves to close meeting

Seconded