

Minutes: Flint Ledge Estates Board Meeting

Tuesday, August 28, 2007

2314 McCormick Road 7:00 P.M.

Attendance: Brian Rogers, Sonia Rickman,
Gayle Brooks, John Nickell,

Member: Clayton Nickel,

Representative from City of Rockville: Dwayne Jenkins

Sign off on Meeting Minutes from July 2007: **Done**

Sign off on Resident Agent contract: **Done**

Update on Violations from second walk-around: **Brian presented update on violations. Brian will talk to people who still have minor infractions.**

Sign off on approval letter to 2320 about trim and shutter color: **Done**

Discuss 2330 trim/landscaping/porch problem: **Owner will talk to contractor to determine the expense to comply. Owner will write a letter of future plans and request for a variance.**

Sidewalk update; survey before finalizing sidewalk repair needs: Proposal from Walter Patterson on limited survey of townhome area and tot lot area: **Board identified four areas (Lois, Alice, Across from Alice, Tot Lot) that may require a survey. Board will approve \$1,000 for a survey on specific areas. Brian will obtain estimates.**

Mike Wilhelm -- City will repair sidewalks next to street this fall: **Dwayne presented plats to the Board.**

Update on matching grant: **Sonia will prepare for December to use toward front entrance.**

Dying tree between townhome traffic circle and ball field: **Dwayne will follow-up on this problem.**

Six street lights out on Wootton Parkway, just south of McCormick Road: **Dwayne will follow-up on this problem.**

Update on entranceway improvement: **Board approved the Highland stone wall of buff and brown; small blocks in the three feet model. Brian will consult with Bill.**

Progress on Memorandum of Agreement with City of Rockville: **Dwayne presented the draft papers of the Memo for the Board's review and recommendations; process should be completed by the end of September. Board must apply for a permit from the City of Rockville before work begins.**

Trees by 2471 trimmed by Bill; one against 2471 is HOA tree; other by Carol London's house; complaint by Pat Bott: **Will Cut;**

Tree trimmed at entrance – Dead Branches: **Done**

Tree by rental townhouse: **One tree will be removed; Brian will get a permit to have this tree removed.** \$800 – Appalachian; \$600 - Bartlett (as part of whole deal); \$750 – Lee

Garage Door standard color: **Gayle will get color chart for next meeting.**

Vote on need for Corporation Credit Card: **Approved: Limit of \$500.00**

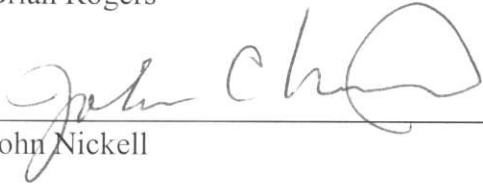
Door-to-door talk with residents about requirements for painting, cladding, and siding: **John will write a script and send it to Board members for approval.**

Discuss reasonable alternative post lighting and wall lighting fixtures: **Homeowners must present all changes to the Board for approval.**

Approved:



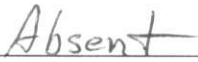
Brian Rogers



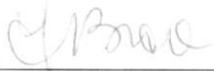
John Nickell



Simone Szym-Nickel



Sonia Rickman



Gayle Brooks