

Courthouse Walk HOA Board and Member Meeting

February 27, 2017

Stella Warner Council Office Building, 100 Maryland Ave

Board Members present: Brian Callaghan, David Stupar, Emily Nolan, Michael Cook (*not present: Ben Netherland*)

Summit Management present: Mark Olinger, Blake Wood

Number of HOA Members Present (excluding Board): 4

General Items of Note:

- Election
  - David Stupar and Ben Netherland Board positions are expiring
  - David Stupar, Jonathan Locke and Marie Kowblansky are on the ballot running for the open Board positions
  - David Stupar and Jonathan Locke were voted to the vacant Board positions
- Management update:
  - Budget is "looking good" given the low snow fall during this winter to-date
  - Reserves are "good" for a HOA of our size
- Pin Oak Trees affected by Bacterial Leaf Scorch
  - It is hoped that maybe only the tree outside of Jonathan Locke's house will need to be cut down in the future
  - Board will continue to assess tree problem periodically
  - **Spring Walk-through Action Item:** Board will assess trees and call in Rockville for external assessment if needed
  - For replanting tree, we have spoken to all houses in which the owner resides and most are supportive of replanting and helping water the saplings
  - We are aiming for a spring time replanting
  - **Action Item:** MC will revise the tree letter and then send to Board, with Al Ripskis cc'd, for approval
- Mulch volcanoes around trees
  - Concerns were brought that recent mulching was excessive
  - **Spring Walk-through Action Item:** The Board will assess mulch depth and ensure that it is not more than 3" deep around shrubs and trees
- Mosquito control
  - **Action Item:** Blake will request that the Mosquito control company set traps to objectively assess worst locations within our HOA grounds. Blake will then seek advice on areas to spray and costs from the company. The Board will then consider options via email to ensure that may contract is in place soon to ensure that we start at the beginning of the Mosquito season
- **Action Item:** Blake to get Yellow Curb paint quote

### Wish list

- Better lawns
  - Concerns that the machinery being used by the landscaper is churning up the grass. They used to use lawnmowers rather than heavy machinery.
  - **Spring Walk-through Action Item:** Board to assess grass. Specifically, the Board will assess whether bad spots can be tilled, top soiled and seeded/sodded with new grass and what the cost of such would be by our contracted landscape company
- Request for a berm to be built behind 334.
  - As per the below photo, the slope is reported to cause excessive run-off under our deck/patio. This is eroding the ground.
  - **Spring Walk-through Action Item:** Board will evaluate problem and get a quote from the contractor to build a berm to redirect the run-off.



- **Action Item:** Blake to contact Rockville City to check on the status of fixing the tree root broken path at the back of the HOA