

Courthouse Walk HOA 2019 AGM Minutes

February 28, 2019

111 Maryland Ave

Board Members present: Al Ripskis, Erin Wayman, David Stupar, Michael Cook, Jonathan Lock

Summit Management present: Farida Umatan

Number of HOA Members Present (excluding Board): 4

- Minutes from last year's AGM approved unanimously
- Michael Cook of unit 332 was the only volunteering member and was thus re-elected for another 3-year term. **Action Item: Michael to check CCOC requirements and send certificate to Farida**

New Business

- Behind 218-226: grass is dead and earth is being washed away compounding the problem. **Action item: Farida to get two independent grass specialists/companies to make assessments for what the problem is. Also to assess other areas such as behind Al's unit. Farida to also reach out to the city to ask how they grew the grass lining the sidewalks**
- Striping is peeling off and old striping is evident through faded base layer. **Action item: Farida to ask Chamberlain to come and assess why and redo whatever needs to be redone with a new 1 year warranty.**
- Tree pruning quote. **Action Item: Farida to check that the quote includes two climbers and two cutters.**
- BLS on Pin Oaks. **Action Item: Farida and Michael to arrange walk through with City of Rockville Forester in early spring to assess trees including those outside units 217, 302/304 and 206/208.**
- Cars driving through CHW. Jonathan suggested a jersey barrier (water filled) for a month to deter cars driving through.
- Stadler advice and quotes for planting 24 new shrubs (3 behind each home) and remove 20 old photinia shrubs on Lynn Manor Dr between a series of trees. Better privacy for the back of the houses shown in the attached photos. However, the shrubs have not grown as well as hoped (possibly because they are planted between a set of trees, as shown?). We are considering replacing these shrubs with something that may grow better and provide beauty and more privacy (less gaps; Luyken Laurel?). Maybe we can get quotes for a couple of different sizes, e.g. 30 inches, 36 inches tall at planting. **Action Item: Michael to follow up with Sarah at Stadler.**
- Drain at end of 330 – **Action Item – Farida to check with the city that if we fill it in we are not violating anything**
- Landscaper – blowing mulch onto grass – **Action Item: Farida to contact landscaper to ensure they take care and to ensure they will put down pre-emergent herbicide for crab grass**

- Trash cans – **Action Item – Michael to knock and have conversations about this on Tuesday evenings**
- Bamboo behind unit 10 – **Action item: Farida to assess where this is and whether the landscapers were told to do anything about it.**
- Brick path broken near CHW sign at front of CHW- **Action Items: Michael to take photos and send to Farida. Farida to get estimate maybe from the company who gave us a quote for the brick repair of the drain if we do this**
- **Action Item: Farida to follow up with Greenlee or schedule another walk-through to discuss the back of our units for the water run through**