

Courthouse Walk HOA August 2019 Quarterly Meeting Minutes

August 20th 2019, 7pm

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): 3

- Minutes from May approved unanimously
- President's report
 - No items
- Treasurer report
 - 2-year CD extension to keep the 2.4% rate
- Tree committee report
 - Al and I met with Wayne Noll (City Forester) and, together, we propose removing the Pin Oaks at the back of 1 Lynn Manor Court and out front of 306/308 Lynn Manor Drive. If the Board agrees to this proposal, we would discuss with the residents of these units our planned action as well as ask them their preference for replacement. Wayne suggested we may consider adding white oak and willow oak to those listed below from our prior research. These oaks are much more resistant to BLS. We would then remove the Pin Oaks shortly and grind the stumps out before replacing the trees in the fall through Stadler.
 - We added the white oak to the letter. We did not add the Willow Oak.
 - We discussed with Wayne whether to add the Sugar Maple but he advised against it based on susceptibility to disease.
 - The Board decided to replace the tree at the back of 1 Lynn Manor Court with a Nuttall Oak as this tree is similar in size and canopy as to the row of Pin Oaks that currently line the street here. We will try and replace all of these Pin Oaks with Nuttall Oaks eventually as these trees are not susceptible to BLS yet they have a similar look to Pin Oaks retaining the signature look of this line of trees.
 - **Farida** will send letters to 306 and 308 for tree preference.
 - **Farida** will get quotes for the removal of these two trees and some pruning from our tree contractor JNC
 - After tree removal (and possibly redesign of the Lynn Manor Drive), **Farida** will get a contractor to grind out the stumps of the Pin Oaks (and maybe the crab apples if:
 - recommended by the contractor that is to re-plant the back of Lynn Manor
 - and if tree stump removal/grinding is not included
 - and if the grinding date can be scheduled exactly after crab apple tree removal and before planting of 20 Skip Laurels
- The Rockville neighborhood coordinator attended our meeting
 - We discussed with him the number of cars cutting through out HOA as well as the school kids cutting through
 - He will report back to us on possible solutions for both
- The brick repair at the front of Lynn Manor Drive was approved – **Farida** to ensure work will include brick removal, base layer supplementation, and then brick replacement and grouting. If so, **Farida** will then set a date for the work to be done for \$800 as quoted.

- Grass damage behind 218-224 is thought to be due to overhanging trees. Farida will include these in her JNC quote. **Farida** will contact the City of Rockville in a request for Victory Hosuing to remove and replace the dead trees on their property
- Drain at end of 330 –**Farida** to ask 3 storm water management companies to give quotes/ideas for water management at back of units 320-334
- The Board selected Greenlink to modify the landscaping at the front of our HOA and Stadler for back. **Farida** will set up these contracts.
- Bamboo behind unit 10/12 – Michael spoke with 10 and they were ambivalent about removal and asked me to speak with unit 12. **Michael** to speak with unit 12 to ask them about bamboo on CHW HOA land – do they want it removed?
- The CHW HOA website has still not been transferred over to the new design. **Michael** to follow-up with Jordan and Alice
- **David and Farida** to draft architectural review and reminder letter for residents/owners as well as organize ARC review
 - **David** is to set up schedule with at least two other Boards to do review. The exterior change memo that was mailed out in June also included a reminder that a review of each home would occur.