

Courthouse Walk HOA May 2019 Quarterly Meeting Minutes

May 28th 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): 2

- Minutes from October approved unanimously
- President's report
 - Issue regarding the \$6k+ payment for the single snowstorm
 - They used 100 bags of salt. We need to be observant of supplies used and costs
- Treasurer report – finances are in fair/good shape
- Tree committee report
 - Tree day was successful but there is still additional work that could be done due to the time needed to be spent on the Pin Oaks with BLS and the trees lining the back entrance of CHW towards Monroe which are dying
 - In future, the tree company will charge us a separate line item of ~\$400 per tree removal next year as this is an additional activity outside of the pruning contract we have with them
 - **Action Item: Michael** to arrange a walk-through with the Rockville City Forester (Wayne Noll: wnoll@rockvillemd.gov) in mid-to-late June after the trees have leafed out to assess extent of BLS especially those outside units 217, 302/304 and 206/208
 - **Action Item: Farida** to get quotes and ideas from three companies for both entrances to HOA to replace trees and shrubs. At the back of Monroe we want everything removed and replaced with some taller shrubs (no trees). At the front, a new tree and some drought-resistant shrubs. Also ask Greenlink for an updated quote with more drought-resistant plants instead of rose bushes.
 - **Action Item: Farida** will follow-up with Chamberlain to discuss whether we can get alligator cracks filled by another company prior to them honoring the contract and re-doing the seal-coating. If they say "yes" then Farida will get 2 or 3 companies out to assess damage and provide quotes for alligator filling.
- Jonathan and David suggested a jersey barrier to prevent cars driving through. It was discussed that we would need to check with the city fire marshal about such an idea
- Brick sidewalk damage. **Action item: Farida** to get additional quotes from at least 2 contractors for repair of bricks
- Grass damage behind 218-224 is thought to be due to overhanging trees. **Action Item: Michael** to knock on doors and ask whether they would prefer pruning or removal of trees (there are two trees that are ours and the rest further back are property of Victory Housing). Then we will go to the City in a request for Victory to remove the one dead tree on their property as well as prune or remove the other trees
- **Action item: Farida** to request that our landscape contractor do the low/no-cost remediation work to the grass that they suggested (aeration and reseeding?), possibly using information from the City subcontractor who did the grass that lines the new sidewalk that has thrived. Farida – please do pass to the Board on what this subcontractor suggests
- **Action Item: Michael and Farida** to add in architectural review to "exterior appearance of homes" letter before sending it out.

- Drain at end of 330 – **Action Item:** Farida to ask 3 storm water management companies to give quotes/ideas for water management at back of units 320-334
- Bamboo behind unit 10 – **Action item:** Michael to speak to unit 10 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. **Action item:** Michael to follow-up with Jordan and Alice
- **Action Item:** David and Farida to draft architectural review and reminder letter for residents/owners as well as organize ARC review