

## Courthouse Walk AGM HOA September 2020 Meeting Minutes

September 15, 2020, 7pm

Virtual

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): 6

### **President's Report**

- ARC review letters were delayed deliberately due to COVID but letters went out in late May/early June – we gave an extended 90 days for repairs.

### **Treasurer's Report**

- **Action Item: Farida** to check date shown in the meeting packet for the Congressional CD 2.55%. The date of 12/18/19 appears to be wrong.
- **Action Item: Farida/Jonathan** to assess options for a new CD for the SunTrust CD 2.5% which has just matured.

### **Tree Committee Report**

- **Action Item: Michael** will organize a walk-through with Rockville City Wayne Noll in the next two weeks to check on BLS of Pin Oaks and report back to the Board.

### **Old Business**

- Storm water management for water management at back of units 320-334
  - **Action Item: Farida** will source two more quotes and will loop in Board to see if anybody is available to meet with surveyors

### **New Business**

- Board approved two days of tree trimming. **Action Item: Farida** to get an extended quote for two days (initial quote was for a single day at \$2k) and to set it up for October. Farida to reach out to 1, 203, 310, 322 (320-334) and ask them to be present (although it was noted that trees around 203 look to be in good shape). **Action Item: Al** to speak with 203 to try and understand tree issue and report back.
- The Board decided that Daly, Hamad & Associates, P.L.L. will complete the CHW HOA taxes and audit for \$1900. **Action Item: Farida** to act of this quote and have them conduct this work.
- There was a discussion about window colors that are not in compliance. The Board assured 228 that there was no discrimination and that everybody was held to the same policy. **Action Item: Farida** to look into whether and how we can institute fines (instead of the current liens) for windows that are not in compliance. These fines are unlikely to be able to be retrospective particularly due to the lack of documentation when and how such units came into being non-compliant.
- **Action Item: Farida** will follow-up with Greenlink to see whether they will replace the plants and extend the warranty on the tree which looks in bad shape.

- **Action Item: Farida** will schedule a virtual CHW HOA Board meeting for October 20<sup>th</sup> to discuss and approve draft budget. We will discuss whether there should be any increase in the HOA dues.
- The retaining wall that runs between South Washington St and back of units 301-329 Lynn Manor Drive is in bad shape and requires repair. **Action Item: Farida** - to get three quotes for retaining wall with costs broken out into:
  - Removal and replacement of rotted steps
  - Removal of rotted steps with extension of retaining wall (alternative plan)
  - Replacement of rotted wood in other parts of the retaining wall and a power wash of the full retaining wall
  - Removal and replacement of whole wall