

Kendall Overlook (Kendall 1)
Snowden Overlook Clubhouse
January 8, 2014
Condominium Association Meeting

1. Call to order by President, Bob Brady at 7:03 PM.

BOD members present:

Bob Brady, President
Marion Thompson, Vice President
Joanne LaPorte, Treasurer
Pat Harrington, Secretary
Laurence Lassen, At large

A quorum was present.

There were 28 members of the community present

2. Approval of Agenda

Motion to approve the agenda proposed by Lassen and seconded by Thompson.

Pass 5/0

3. Approval of BOD Minutes of November 13, 2013 and Working Board meeting of December 11, 2013. Motion was proposed to approve the minutes by Lassen and seconded by Thompson. Pass 5/0

4. Presidents Report

- a. Next steps are being taken by our collections lawyer, Michael Neal, regarding a delinquent owner not making the agreed upon payment of \$1000 in November. Payments were made of \$250 and \$100 that went directly to the lawyer.
- b. Miller and Dodson will be conducting a revised reserve study.
- c. Joanne LaPorte has the audit report.

5. Treasurer's Report: Joanne LaPorte

- a. As of November 30th our year to date balance shows us approx + \$24,000.
- b. The bills paid in December will take most of this excess.
- c. Operating contingency \$20,000
- d. Reserves are fully funded.
- e. The checking account balance is approximately \$38,000.

Lassen moved to approve the Treasurers report and Thompson seconded.

Pass 5/0

6. Committee Reports:

- a. Landscaping: Leon LaPorte, none.
- b. Architectural: Leon Thomas, none
- c. Risk Assessment: Fern Davis, none
- d. Welcoming: Ann McCleaf
2 new neighbors, 8821 EOW is Linda Murphy and her husband Vince. No information on the new neighbors at 8825 EOW yet.
- e. Social : Paula Gaither

A Pot luck has been planned for Sunday January 19th. An email was sent

to residents. Ham, soft drinks, and paper products will be provided. Please bring a dish to share. RSVP to social committee members, Paula Gaither, Ann McCleaf, Lori Kassoff.

7. SOCA Report: Robert E. Brady
 - a. The State is revisiting a law in April about Pit Bulls in condominium communities and who would be liable for any incidents.
 - b. Christmas tree pickup on January 15th. If tree is over 6 feet it must be cut into 2 sections.
 - c. Untagged van on Dried Earth Blvd is in process of being towed. The hold up is the absence of a legally posted sign.
 - d. SOCA monthly fee remains at \$155 per month.
 - e. Clubhouse changes being considered include a storage area for chairs, moving the exercise room and saunas to lower level and elevator installation.
8. Management Company Report: Scott Colville- nothing to add.
9. Old Business:
 - a. Gutter Cleaning was completed in early December for all units.
 - b. A motion was made by Harrington to have repairs made of the identified deficiencies (resloping and missing shingle) of the gutters by Specialty Rains Gutter Service (pictures sent with Dec. invoice). Laporte seconded and passed 5/0.
10. Open Forum:

Each Attendee may Address the Board with a Question or Issue for up to Two Minutes.
Speakers must Observe Rules of Decorum.
12. Closing Comments: Robert E. Brady

Since our community is entering into its 10th year it is advisable to document via a letter to Ryland, drafted by a structural lawyer, any structural deficiencies of your home. Paul Cordial is no longer with Ryland.
13. Adjournment at 7:40

Respectfully submitted
Patricia Harrington
Secretary