

Kendall Overlook (Kendall 1)  
Snowden Overlook Clubhouse  
March 12, 2014  
Condominium Association Meeting

1. Call to order by Vice President, Marion Thompson at 7:03 PM.

BOD members present:

Marion Thompson, Vice President

Joanne LaPorte, Treasurer

Pat Harrington, Secretary

Laurence Lassen, At large

A quorum was present.

There were 6 members of the community present

2. Approval of Agenda

Motion to approve the agenda proposed by Lassen and seconded by LaPorte. Pass 4/0

Approval of BOD Minutes of January 8, 2014 and the Annual Board meeting of January 8, 2014. Motion to approve the minutes proposed by Lassen and seconded by LaPorte. Pass 4/0

3. Presidents Report

In Bob Brady's absence there was no President's report

5. Treasurer's Report: Joanne LaPorte

a. The end of the year 2013 Balance sheet shows a cash balance of \$398,219.62

b. There is \$45,468 in outstanding assessments due to KO. .

c. There is \$4400.61 in prepaid owner assessments.

d. Reserves are fully funded at \$350,454.30

e. Equity is \$88,832.72. for a total Liabilities and Equity of \$443,687.63

f. Our 2013 Income expense statement shows and net income of \$12,444. This is based on the accrual method and the actual cash carried forward is \$4356.

g. We spent \$6000 on snow removal in 2013 and \$10,000 in insurance claims.

h. Our insurance increased \$2000 over budget for 2014 .

i. Total cash as of February 28, 2014 is \$406,014.41.

Lassen moved to approve the Treasurers report and Thompson seconded.

Pass 4/0

6. Committee Reports:

a. Landscaping: Joanne LaPorte :

Many shrubs were damaged by the snow and cold temperatures this winter. We need to remind our residents that they are responsible for replacing dead and damaged shrubs. Landscaping committee should survey the neighborhood and have letters sent out to residents who need to replace shrubs.

b. Architectural: Leon Thomas, none

c. Risk Assessment: Fern Davis;

A curb was damaged by the snow plow in the parking area between 8787 and 8781. Mainscapes needs to be informed.

- d. Welcoming: Ann McCleaf nothing to report
- e. Social : Ann McCleaf:
  - A Pot luck held on Sunday January 19<sup>th</sup> was a success with approximately 40 residents attending. Another gathering is being planned for April.
- 7. SOCA Report: Pat Harrington
  - a. Thanks for your patience while the Clubhouse tile floors were being cleaned, grouted and the grout stained.
  - b. SOCA is having Becht do an updated Reserve Study.
  - c. The broken exit gate has been repaired.
  - d. The Clubhouse committee is shopping for new lobby area rugs.
  - e. Estimates were attained for a pool enclosure. It was very costly and is not seriously being considered.
  - f. Still considering, moving the exercise room and saunas to lower level, elevator installation, and adding a sprinkler system under the awning so the space can be enclosed with canvass sides
  - g. The pool has been drained and is getting ready for resurfacing..
- 8. Management Company Report: Scott Colville-
  - Mainscapes has been contacted and a request made to discount the snow pushing bills and to arrange a possible payment plan. The snow pushing was done in a very inefficient manner this winter. Many of the former workers left the company to go with AMG.
- 9. Old Business:
  - a. The updated reserve study should be done in April
  - b. A construction lawyer met with Bob Brady and information was given to him regarding our concerns as our homes enter into the final year of builder structural home warranty
  - c. Apologies to residents for not posting a cancellation sign on the Clubhouse door last month.
- 10. New Business
  - a. A structural engineer will be contacted to evaluate the Chimneys and reoccurring Cracks in ceilings. Cost to homeowners is unknown at this time.
  - b. Snow Removal for this year has been billed at \$42,388.75. We budgeted \$22,000 and have a \$20,000 contingency fund. This puts us in a position of having no funds for emergencies such as insurance claims.
- 11. Open Forum:
  - Each Attendee may Address the Board with a Question or Issue for up to Two Minutes.
  - Speakers must Observe Rules of Decorum.
  - It was decided that the minutes will be sent to Michael Goldblatt to be posted on the Snowden Overlook website.
- 12. Adjournment at 7:55.

Respectfully submitted  
Patricia Harrington  
Secretary

