

Kendall Overlook (Kendall 1)
Snowden Overlook Clubhouse
April 9, 2014
Working Board Meeting

1. Call to order by President, Bob Brady 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 3 members of the community present

2. Bob Brady suggested that since our WBM is on the calendar and residents were also notified of both our regular meetings and WBM via letter that we can vote on issues at a WBM.
3. Our expenses are increasing each month due to the need to repair aging buildings.
4. A construction engineer has been hired and paid \$300 to inspect our buildings (ie chimneys)
5. Miller Dodson will be conducting the revised reserve study this month.
6. Snow expenses for this year are \$44,241.
7. For May:
 - a. May need to raise fees or have an assessment
 - b. Letters to be sent to homeowners re chimney repair, repair of decks, and other items such as dead shrubbery.
8. Architectural
 - a. Application for deck improvements, 8800 Endless Ocean Way, Dennis Eichenlaub. Request is to replace decking with Trek like material and other improvements. Motion made to approve by Lassen and seconded by LaPorte. Approved 5/0
 - b. Application for installation of solar panels, 8605 Breaking Wave Dr., Hurst/Harrington. Bob Brady read the letter recommending denial of the application from KO architectural committee chairman. There was some discussion re the Declarations and Bi-laws re what is a General Common Element and a Limited Common Element. Harrington objected to a vote being taken at this time because they were not notified that the application was to be discussed and voted on at this meeting and she had no documents with her. A meeting was scheduled for the following Wednesday, April 16th, to discuss the application.

Meeting adjourned at 8:30PM

Respectfully submitted
Patricia Harrington
Secretary

