

Kendall Overlook (Kendall 1)  
Snowden Overlook Clubhouse  
May 14, 2014  
Condominium Association Meeting

1. Call to order by Vice President, Marion Thompson at 7:04 PM.

BOD members present:

Marion Thompson, Vice President

Joanne LaPorte, Treasurer

Pat Harrington, Secretary

Laurence Lassen, At large

A quorum was present.

There were 24 members of the community present

2. Approval of Agenda

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

3. Approval of BOD Minutes of March 12, 2014 and the working board meeting of April 9, 2014. Motion to approve the minutes proposed by Lassen and seconded by LaPorte. Pass 4/0

4. Presidents Report

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

5. Treasurer's Report: Joanne LaPorte

- a. We paid Mainscapes \$33,083 of the 39,888.75 billed for snow removal in 2014.

- b. We still owe \$4000 to Mainscapes which will be spread over the next several months to prevent our checking account from going too low.

- c. Reserves are funded as scheduled.

Lassen moved to approve the Treasurers report and Thompson seconded.

Pass 4/0

6. Committee Reports:

- a. Landscaping: Leon LaPorte :

- 1.) We need to send letters our residents at 8714 and 8718 EOW that there landscaping beds in front of homes need replacement plantings.

- 2.) Small dead tree in common area by 8764 needs to be removed.

- 3.) 8766 EOW there are dead branches in crown that need to be pruned.

- 4.) Replacement tree needed at 8786 EOW.

- b. Architectural: Leon Thomas,

- 1.) Recommended board approve deck repair and replacement of decking with synthetic material. Board voted to approve in April work session.

- 2.) Recommend that the Solar Panel application be denied.

- c. Risk Assessment: Fern Davis;

No report.

- d. Welcoming: Ann McCleaf

Introduced new residents Pat and Karen Sheplee and reported that Richard Larison is also a new resident and another couple that remain unnamed at this time.

- e. Social : Jay Dingle
  - Ann reported that she is not the Social committee head.
- 7. SOCA Report: Scott Coville
  - a. Next meeting is Thursday May 29<sup>th</sup> due to holiday on Monday.
  - b. Still considering, moving the saunas to lower level and creating a storage area for the chairs and tables.
  - c. Sprinkler system under the awning is being researched and bids gathered so the space can be enclosed with canvass sides
  - d. New tables have been ordered for the balcony.
  - e. The updated Reserve Study has been conducted.
  - f. Snow removal guidelines are being discussed with contractors.
  - g. Barrier arms are being investigated to replace gates to prevent the piggy backing that occurs currently with our slow closing gates.
- 8. Management Company Report: Scott Colville-
  - a. Gutter cleaning will be done week of May 26<sup>th</sup>.
  - b. Updated reserve study was conducted.
  - c. Draft of budget needs to be worked on so it is ready for approval by November 12<sup>th</sup> meeting.
- 9. Old Business:
  - a. Structural Engineer/attorney has been consulted and report expected in couple of weeks.
    - 1.) Chimney and roofs
    - 2.) Ceiling cracks
    - 3.) Cement Board used for deck and trellis trim is being analyzed to determine if it is exterior grade.
    - 4.) Community requested contact information for the structural engineer and attorney.
  - b. Reserve Study Update
    - From the numbers on the first draft it looks as if we will need to increase the monthly condo fees by about \$15. When we receive final numbers we will be able to know exactly. This increase would go into effect in 2015.
- 10. New Business
  - a. Solar Panel request is being investigated by a lawyer to make sure that we take the correct action legally and protect our property.
  - b. Gutter cleaning May 26<sup>th</sup> week.
  - c. The emergency vehicles on EOW on Thursday May 8<sup>th</sup> were there due to a death caused by cardiac arrest.
- 11. Open Forum
- 12. Meeting was adjourned at 8:15PM.

Respectfully submitted  
Patricia Harrington  
Secretary

