

Kendall Overlook Condominium Association (KO 1)  
June 13, 2023  
Board of Directors Zoom Meeting Minutes

Call to order by Joe Socha, President, at 7:34 PM

BOD Members present:

Joe Socha, President

Karen Keane

Mike Hassett, Treasurer

Dennis Plouff, Secretary

Debra Ritchie

A quorum was present.

1. Motion to approve the agenda as printed was made and seconded.  
Vote passed 4 – 0.
2. Motion to approve minutes of the May 9, 2023 BOD Zoom meeting was made and seconded. Vote passed 4 – 0.
3. President's Report:
  - 3.1 James Stegemerten from Becht Engineering answered questions about his proposal to prepare engineering drawings of roadway and drainage improvements. He clarified there are no drawing approvals required from Howard County. He will include a preliminary cost estimate of the construction work in his proposal. He will resubmit his proposal for our signature. We will sign and send it to Patricia Lall.  
Becht's other proposal to investigate site drainage areas of concern will be discussed at the June 27 workshop.
  - 3.2 A discussion was held regarding which portions of WPM's Financial Report should be attached to the Agendas of future meetings. This will be discussed in the next Board work session.
  - 3.3 Joe Socha has reached out to Microsoft for assistance with our document storage system. He is working toward a digital storage domain, not a paper storage domain.

4. Treasurer's Report:

4.1 Mike Hassett reviewed the April K1 financials report from WPM. A motion to approve the report was made and seconded. Vote passed 4 – 0.

5. Committee Reports:

5.1 Architecture: Deb Ritchie

5.1.1 Deb Ritchie has written guidelines for individuals to abide by when going from one railing to two railings on the steps of their front porch.

5.1.2 A request was made by the owner of 8750 Endless Ocean Way to install two railings on the steps of their front porch. A motion to approve the installation was made and seconded. Vote passed 4 – 0.

5.1.3 Two recent applications were submitted for improvements to rear patio areas at 8715 and 8719 Endless Ocean Way. A separate motion was made to approve each application. Vote for each application passed 4 – 0.

5.1.4 Joe Socha has sent the owners of 8757 Endless Ocean Way an Architectural Change Waiver to sign to absolve K1 from responsibility for any damage caused as a result of the installation of the front porch roof. The Waiver number will be #20230613A. Deb Ritchie has asked the homeowner to send a soft copy of the final application including the Waiver with the number written on it. A motion was made to approve the front porch application along with the Waiver. Vote passed 4 – 0.

5.1.5 Pat Harrington mentioned the trees in the Limited Common open space on hillsides at the outer ring homes need pruning of large branches. We need to budget for this work next year.

5.1.6 It was mentioned that temporary objects in a yard such as bird baths and decorative objects don't need Long Reach approval. But permanent objects including pavers, rock, brick, stone etc. do require Long Reach approval.

6. SOCA Report: Pat Harrington.

6.1 Clubhouse

6.1.1 We will obtain proposals for low voltage lighting along the garden wall on the pool ramp to make it safer after dark.

- 6.1.2 A new refrigerator was purchased for the upstairs clubhouse kitchen.
- 6.1.3 A mailbox was installed to the right of the clubhouse entrance for U.S. mail. The drop box for checks to Christopher for social events is to the left of the front door.
- 6.1.4 Flooring materials for the clubhouse should arrive by end of next week.
- 6.1.5 It is hoped that the clubhouse will be reopened by July 4<sup>th</sup>.
- 6.1.6 A celebration for the reopening of the clubhouse is scheduled for July 23, noon to 6 PM.
- 6.2 The Snowden Overlook entrance stone wall repointing is scheduled for the end of June.
- 6.3 The hydrant meter is available for watering the condo monument flowers.
- 6.4 WPM is working on establishing an email serve list for all SO residents. When completed you will receive all SOCA notices from WPM. Joe Socha will continue to send out notices pertaining exclusively to KO, such as meeting notices.
- 6.5 SRBR Engineers is working up recommendations for our clubhouse HVAC systems to be updated. They will obtain bids from 3 vendors. Currently there are 8 HVAC units that are requiring maintenance work with increasing frequency.
- 7. Management Company Report: Patricia Lall
  - 7.1 Final stone work update and final painting update: Pat Lall will discuss at the next meeting.
  - 7.2 Joe Socha will follow up with Patricia Lall regarding the use of drones to evaluate the condition of our roofs.
- 8. Completed Business: No action this period.
- 9. Old Business: No action this period.
- 10. New Business:
  - 10.1 A working Board meeting is scheduled for Tuesday, June 27 at 7:30 PM on Zoom.
- 11. Adjournment at 9:10 PM

Respectfully submitted,

Dennis Plouff, Secretary