

Kendall Overlook Condominium Association (Kendall 1)
Snowden Overlook Clubhouse
January 12, 2021
Virtual Zoom Meeting
Board of Directors Meeting

Call to order by Marion Thompson, President at 7:05 PM.

BOD members present:

Joe Socha, Vice President
Karen Keane, Treasurer
Pat Harrington, Secretary
Mike Hassett, Member at large
Patricia Lall, WPM Manager

A quorum was present.

- Motion to approve the Agenda was made and seconded. Passed 5/0
- A motion was made and seconded to approve the KO BOD meeting minutes of November 10, 2020. Passed 5/0
- President's Report. Marion Thompson, President
Homeowners Representative, Gage Pepin
 - SRS is going full force on repairs of the inner ring homes
 - Outer ring home repairs continue with 2 buildings in final stages and SRS is setting up scaffolding to begin work on Breaking Wave Dr. building. Repair work will continue around the neighborhood clockwise by buildings.
 - Front balcony repairs are waiting on the Duradeck contractor to complete with the exception of major repair work on 3 balconies that is currently in progress.
 - The 10-week lead time for the Pella 3 panel Impervia door orders is now at 4-6 weeks. Pella has responded to our concerns about the mulling of the 3 panel Impervia doors and we expect to be able to go forward with installation shortly.
 - The Decking material that has been delivered will be installed in tandem with door installations.
 - We expect to provide a work schedule to homeowners within the next month.
 - Warranties on the project are being finalized.
 - There are 2 SRS teams working currently, one on the inner ring and another on the outer ring.
 - Working with stone manufacturer to make sure the stones and grout match as close as possible to original.

President, Marion Thompson's comments

- The BOD has been evaluating the cost of the repair project. SRS has uncovered more water intrusion damage than we originally anticipated. We are going to exhaust the funds received in the Ryland settlement. The repairs will be completed on all homes and we are beginning to look at ways to finance them. We will seek members of the community to help with ideas on possible solutions.
 - Treasurer's Report. Karen Keane
 - a. See attached
 - b. A motion was made and seconded to approve the January 12, 2021 Treasurer's report. Passed 5/0
5. Committee Reports
- a. Architectural: Debbie Ritchie.

- Thanks to the folks who worked on getting LR architectural approval for the door color changes. We have the approved document from Long Reach.
- b. Landscaping. Pat Harrington
 - The proposal from AMG for the bed of Skip Laurel shrubs between DEB and EOW across from Clubhouse was higher than expected. Please request bids from other sources for 9, five-gallon Skip Laurels to be planted in spring.
 - The turf that is being damaged by construction will be repaired at the end of the project.
 - e. Welcoming, Becky Socha
Margi Cronhardt has delivered the welcome package to new resident at 8733 EOW. A new resident at 8716 EOW will be visited soon.
 - d. Social. –Joan Cencula- no report
 - e. Parking. -Ann McCleaf -no report
6. SOCA Report, Pat Harrington
 - a. Volunteers decorated the Clubhouse for Christmas so residents could enjoy the lights from outside and escorted tours were held. Many of the people who took the tour were new residents who had never been inside the Clubhouse.
 - b. The terrace decking area around the Clubhouse is available for use Monday thru Friday 9-5. It will have the same COVID safety rules as the pool, masks and 6 feet distancing of chairs. You can call ahead and request that the heaters be turned on. There will be no access to the Clubhouse interior.
 - c. SOCA donated \$150 to the Md. Food Bank and \$150 to Elizabeth house. These are 2 charities that we supported over the years when the Clubhouse was open.
 - d. Clubhouse painting is complete.
 - e. New entrance landscaping has been installed by Brightview. They recently returned to repair the spot lighting that was damaged during installation.
 - f. Discussion continues about speed calming humps. Forty responses were received when we asked for input. Most of the responses were in favor of installing speed calming humps.
 - g. Food trucks continue with Greek in the Street on Friday, January 15, from 4-7pm.
 - h. Other activities will be available via zoom soon. Watch for announcement for Game night, Coffee with Carol, and Lunch and Learn.
 7. Management Company Report, Patricia Lall, in old and new business.
 8. Old Business
 - The fall Gutter cleaning took place on Dec 11& 12.
 - The sink hole at the catch basin between 8711 & 8799 was repaired.
 - A motion was made and seconded to accept the Master insurance policy proposed by Schoenfeld for \$35,589, a 5% increase from last year. Passed 5/0
 9. New Business
 - We need to revote on the reserve study. A motion was made and seconded to accept the proposal from Becht Engineering for \$2800 after negotiating terms. Becht could not provide an Excel spreadsheet but they agreed to complete the study in 30 days, provide report in 60 days and no interest charges until 90 days overdue Passed 5/0.
 - Hold on painting buildings and trim until after repairs are done.
 - Proposals for power washing of buildings will be sought for spring.
 10. Open forum
 11. Adjournment 8:15 PM

Respectfully submitted

Patricia Harrington, Secretary

ATTACHMENT

Treasurer's report – January 12, 2021

Preliminary financial statements for November and December were reviewed. Minor exceptions were noted and communicated to WPM.

1. Cash balances – Operating - \$80,004
Reserves Regular - \$802,185
Reserve Settlement - \$2,128,698
2. Our current outstanding loan is \$53K. We paid off \$48K in 2020 and plan to pay off the loan in 2021.
3. Reserves are currently \$16K more than the amount in the reserve study (\$786K). We plan to begin a new reserve study in February and the contributions to reserves will be adjusted in the 2022 budget. Reserves are over funded despite a loan balance because the reserve funds have earned interest during the time the loan has been outstanding.
4. Revenue was \$23K for December and expenses were \$11K resulting in income of \$12K for the month. For the year Revenue was \$280K (\$7K over budget) and expenses were \$213K resulting in an income of \$67K. From this income, \$48K was used to reduce the outstanding loan. The remaining savings resulted from snow removal, lawn contract, maintenance and delay of the reserve study offset by overspending on legal fees to assist with collections.
5. Through December we have spent the following from the settlement:

Legal & Bank fees	\$ 171,309
Engineer	101,998
Owner's Rep	133,741
Prepayment to Pella	25,000
Contractors	518,633
Owner Prepayments	-279,378
Total	\$ 671,303

6. Outstanding uncollected assessments are currently \$911. We expect all households to be current by the end of January.