

Kendall Overlook Condominium Association (Kendall 1)  
Snowden Overlook Clubhouse  
July 9, 2019  
Board of Directors Meeting

Call to order by Joe Socha. Member at large at 7:02 PM.

BOD members present:

Karen Keane, Treasurer

Pat Harrington, Secretary

Patricia Lall, WPM Manager

Absent: Marion Thompson, President, Debora Plunkett, Vice President

A quorum was present.

1. Motion to approve the Agenda was made and seconded. Passed 3/0
2. A motion was made and seconded to approve the KO BOD meeting minutes of June 11, 2019. Passed 3/0
3. Presidents Report. Joe Socha, at large member

Ryland Update:

The final litigation contract document signing is in process. Marion Thompson has signed for KO.

- There will be a Town Hall meeting on July 23<sup>rd</sup> at 6:00 PM. Our attorney, Ray Burke will be present to explain the settlement agreement and answer questions.
- We are in the investigation stage. A project manager will be hired.
- Joe projected a view of the KO site drawing from the engineers that was coded with construction defects by unit.

4. Treasurers Report. Karen Keane

a. See attached

b. A motion was made and seconded to approve the July 9, 2019 Treasurers report. Passed 3/0.

5. Committee Reports

a. Architectural: Debbie Ritchie. No report.

b. Landscaping. Jim Banahan/Pat Harrington

- The 3 Serviceberry trees have been planted and the residents where the trees were planted are keeping them watered.
- Mainscapes is in the community trimming shrubs and limbing the street trees.

c. Welcoming, no report

d. Social. – Paula Gaither for Joan Cencula

June 21<sup>st</sup>- Food Truck event was a success. The next event planned for August 19<sup>th</sup>, is Lobster Night at Timbuktu Restaurant on Dorsey Rd, Hanover, Md. RSVP to Joan Cencula

e. Parking. No report

6. SOCA Report, Pat Harrington

a. Dying Crape myrtle tree inside gates will be replaced.

b. First draft of the reserve study has been received and is being reviewed by the SOCA Board.

c. A proposal to for dual handrails at the pool steps has been accepted and approved. The work will be done after pool season.

d. LED bulbs will be installed in the street lights along Dried Earth.

f. Sale of the current living room furniture will take place on Saturday July 13<sup>th</sup> at 10:00AM.

g. WPM is to contact Howard County about the road repairs needed on Dried Earth Blvd. outside our gates.

- h. A cabinet has been ordered for the game/theater room to store the electronic equipment
7. Management Company Report, Patricia Lall
- Preventive roof maintenance was completed June 6 & 7. A re-inspection was done on July 1 & 2<sup>nd</sup> to make sure all exposed nails caulked.
  - All roof leaks and drywall repairs have been completed
  - Gutter cleaning is was finished week of June 10th.
8. Old Business
- A committee meeting was held last night to discuss the front door painting. A proposed door painting survey was discussed at the committee meeting and needs to be reviewed by the Board..
  - Paving of streets deferred until after defect repairs are complete. The asphalt will need to be removed and remilled. This is a reserve item.
9. New Business
10. Open forum
11. Adjournment 8:00 PM

Respectfully submitted

Patricia Harrington  
Secretary

#### ATTACHMENT

Treasurer's report – July 9, 2019

1. Preliminary Financial statements for June 2019 were reviewed. No exceptions noted.
2. Cash balances – Operating - \$53,964  
Reserves -\$556,470
3. We originally took loans totaling \$306,000 from reserves. An additional \$50,000 was taken between October 2018 and February 2019. Our current outstanding loan is \$160K. Current cash forecasts indicate that we will be able to make payments against the loan during the next several months.
4. Reserves are currently \$140K less than the amount in the reserve study (\$696K) due to the loans taken since we began the lawsuit. The projection is for reserves to be

roughly 90K less than the recommended full funding (\$729,000) per the reserve study by the end of the year.

5. Revenue was \$26K for June and expenses were \$36K (\$19 for the lawsuit) resulting in a loss of \$11K for the month. Expenses this month were over budget because of legal spending and roof repairs and maintenance.
6. Through July, spending for engineering and legal expenses for water intrusion issues was \$727K. We budgeted spending of \$96K in 2019, and projected spending is \$157K.
7. In September, we approved loans of up to 50K from Reserves to operating. We have borrowed \$50K. Projections indicated that we would have shortfalls over the next several months due to legal costs. Burke has agreed that we can delay payments to his firm for the next several months rather than borrowing from reserves. We currently owe Burke \$119K.
8. Outstanding uncollected assessments are currently \$1600.