

Kendall Overlook Condominium Association (Kendall 1)  
Snowden Overlook Clubhouse  
March 8, 2017  
Board of Directors Meeting

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

BOD members present:

Marion Thompson, President  
Karen Keane, Treasurer  
Pat Harrington, Secretary  
Joe Socha, At large

Absent: Debora Plunkett, Vice President

A quorum was present.

1. Motion to approve Agenda was made and seconded. Passed 4/0
2. A motion was made and seconded to approve the KO BOD meeting minutes of February 8, 2017. Passed 4/0.
3. Presidents Report. Marion Thompson
  - a. An organizational chart is on back table referencing committees, members, and BOD liaisons.
  - b. Attorney, Ray Burke's report on February 24<sup>th</sup> Mediation:
    - Mediator, Mr. Stanley met with Cal Atlantic (Ryland) subcontractors and our attorney, Ray Burke.
    - They moved from denial of liability to finding a means to bring the buildings up to proper standards.
    - The engineers for the parties will come together to see if it is possible to come to an agreement on the defects and the proper repair methods, and then to develop an agreed scope of work for repairs.
    - Cal Atlantic has agreed to this process and it is important for all parties to participate to agree on the scope of work and how to fix it.
    - James Anderson and Bill Hasselman will be asked to participate on behalf of KO.
    - Cal Atlantic is sending an engineer and Joe Duckworth as their representatives.
    - The outcome may be a combination of cash payments to KO and contributions from the other parties of labor and material.
    - It looks hopeful that we are beginning a journey along the path towards resolution.
4. Treasurers Report. Karen Keane
  - a. See attached
  - b. A motion was made and seconded to approve the Treasurers report. Passed 4/0
5. Committee Reports
  - a. Maintenance, Susan Gearing-no report
  - b. Architectural, Michael Hassett not present. Karen Keane reported that a second letter was sent out to unit owners with Satellite disks. If no response is received a certified letter will be sent out.
  - c. Landscaping, Jim Banahan-not present. Pat Harrington reported that the Oak trees will be banded against Gypsy Moths before beginning of April.
  - d. Welcoming. Becky Socha, not present
  - e. Social, Judy Morrison, not present

- f. Parking, Ann McCleaf. Debbie Plunket and Ann McCleaf visited 3 residents with parking violations.
6. SOCA report, Pat Harrington
  - a. One of the 2 new elliptical machines in the Gym is making “clunking” sounds. The machine will be replaced.
  - b. Banquet room will be painted and damaged woodwork repaired and touched up.
  - c. Pool schedule will include an extra life guarded week due to HC school schedule changes.
7. Management Company Report, Patricia Lall.
  - a. Letter to unit owners regarding sprinkler inspection was sent on February 24<sup>th</sup>.
  - b. A chart has been made for the 2017 spring inspection of units. Items included in the lawsuit will not be noted during inspection.
  - c. Residents will receive a letter explaining the SenEarthCo software with a login code.
8. Old Business
  - a. 8819 EOW reported another leak. The drywall and carpeting are on hold until the leak is fixed.
  - b. The BOD will examine the spring inspection chart and vote next meeting.
  - c. The resolution to formalize gutter and downspout responsibility will be executed when a decision is made about the chimneys and shutters thus saving lawyer expense.
9. New Business
10. Open forum
11. Adjournment 8:01 PM

Respectfully submitted  
Patricia Harrington  
Secretary

#### ATTACHMENT:

#### Treasurer’s report – March 8, 2017

1. Financial statements for February 2017 were reviewed.
2. Cash balances – Operating February - \$ 31,647  
Reserves February - \$ 249,217
3. We have taken loans totaling the \$306,000 from reserves through February. We are currently using special assessment funds to cover the ongoing legal and construction costs, and expect to begin paying back the loans in May.
4. Reserves are currently \$306K less than the amount in the reserve study due to the \$306 loans taken since we began the lawsuit. The projection is to be \$105,000 under the recommended full funding (\$598,000) per the reserve study by December 2017, due to additional spending for the lawsuit, offset by the infusion of cash from the special assessment.
5. Revenue was \$43K for February and expenses were \$40K (\$16 for the lawsuit) resulting income of \$3K for the month.
6. Through February, spending for engineering and legal expenses for water intrusion issues was \$363 K. We have budgeted spending of \$70K in 2017, and the current projection of 2017 spending is \$93K.
7. Currently 9 households are in arrears on the special assessment. We had budgeted for 5.

