

Kendall Overlook Condominium Association (Kendall 1)
Snowden Overlook Clubhouse
May 10, 2017
Board of Directors Meeting

Call to order by President, Marion Thompson at 7:01 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 April 12, 2017. Passed 4/0.
3. Presidents Report. Marion Thompson
 - a. Attorney, Ray Burke's March 29th, and April 24th report on Mediation:
 - Mr. Stanley, mediator, met with our attorney, Ray Burke and a plan was put in place for proceeding toward a possible mock-up repair of one inner ring and one outer ring building.
 - Cal Atlantic and other parties will discuss responsibility and repair methodology.
 - On May 18th at 9:30 AM the engineers, lawyers, contractors will meet on site with Hasselman and Anderson.
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
 - Met with committee members; Ann Sacks, Jim Banahan, and Becky Socha
 - A motion was made and seconded to approve an application from 8794 EOW to remove dead bushes and replace with lawn. It must be a natural lawn not Astroturf. Passed 4/0
 - On March 28 an application was received from 8854 EOW for approval of replacement gutters and downspouts. It was noted that LR requires that drainage pipes must be buried. We will hold a working meeting prior to May 28th (deadline for approval according to the 60 days required by our documents) to clarify our guidelines and make a decision to approve or deny.
 - c. Landscaping, Jim Banahan-
The Ruby Plum tree that fell over last Sunday will be removed by Mainscapes as well as the dead pear tree at 8731 EOW. Jim will walk with Patricia Lall during the spring inspection to help identify dead shrubs that need to be replaced.
 - d. Welcoming. Becky Socha . No report
 - e. Social, Judy Morrison not present . Dinner outing is planned for May 31st at Betruccis restaurant. Give checks to Judy as your reservation. A poolside event is also planned
 - f. Parking, Ann McCleaf. One violation ticket was issued this month.
- 6 . SOCA report, Pat Harrington

- a. Clubhouse Wall Street Journal subscription cancelled. Ordered the Washington Post and looking at weekend subscription only to Baltimore Sun
 - c. Pool and upper deck are to be cleaned
 - d. Pool opened on Saturday May 6th. There was a party with grilled hot dogs and snacks attended by approximately 40 people. 4 folks actually swam
 - e. Mike Goldblatt and Joe Smothers are preparing a presentation for residents on home security cameras. Will probably be a program for Coffee with Carol.
 - f. Looking at making the room poolside usable for exercise classes.
 - g. Dumpsters will be available this weekend for resident use for bulk trash.
 - h. Transition to new trash contractor went smoothly. They sent supervisor with crew the first day. Reminder that Recycling is Monday and trash on Wednesday.
7. Management Company Report, Patricia Lall.
- a. The repairs on 8819 EOW are finally complete.
8. Old Business
- a. A motion was made and seconded to accept the proposal from Chesapeake Property Services to clear the gutters and downspouts at a cost of \$1795 per cleaning. Passed 4/0
 - b. A motion was made and seconded not to give a bonus to Mainscapes for the snow removal this winter. Passed 4/0
 - c. Evaluating WPM's Senearthco program. Only 2 residents have registered.
 - d. Karen Keane is to follow up on the 6 remaining satellite dish waivers.
 - e. Our lawyer has been contacted to draft a resolution to formalize gutter and downspout maintenance, repair and replacement responsibility.
 - f. Hardie Board must be removed from garage of 8800 EOW by August 31st. Suggestions was to offer it to Ryland after checking with Ray Burke. Do not want to pay to move it again.
 - g. We are still paying rent to store the materials removed from the prototype home.
9. New Business
- a. A motion was made and seconded to renew \$375 annual membership for BOD members. Passed 4/0
 - b. WPM spring inspection heads up letter will be sent out to homeowners with a vendor list within the next couple of weeks. The inspection will include landscaping, doors, fences, patio, garage doors, erosion around decks and downspouts.
10. Open forum
11. Adjournment 8:16 PM

Respectfully submitted
Patricia Harrington
Secretary

ATTACHMENT:

Treasurer's report – May 10, 2017

1. Final Financial statements for April 2017 were reviewed. No exceptions noted.
2. Cash balances – Operating April - \$ 67,708
Reserves April - \$ 260,129
3. We have taken loans totaling the \$306,000 from reserves through April. We have been using special assessment funds to cover the ongoing legal and construction costs. Based on our current cash position, we have instructed WPM to make the first payment on the loan (\$27,036) in May.
4. Reserves are currently \$306K less than the amount in the reserve study due to the \$306K 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 \$42K for April and expenses were \$30K (\$13K for the lawsuit) resulting income of \$12K for the month.
6. Through April, spending for engineering and legal expenses for water intrusion issues was \$378K. We have budgeted spending of \$70K in 2017, and the current projection of 2017 spending is \$97K.