

Kendall Overlook Condominium Association (Kendall 1)  
Snowden Overlook Clubhouse  
October 9, 2018  
Board of Directors Meeting

Call to order by President, Marion Thompson at 7:01 PM.

BOD members present:

Marion Thompson, President  
Debora Plunkett, Vice President  
Karen Keane, Treasurer  
Pat Harrington, Secretary  
Joe Socha, At large  
Patricia Lall , WPM manager

A quorum was present.

1. Motion to approve Agenda was made and seconded. Passed 5/0
2. A motion was made and seconded to approve the KO BOD meeting minutes of September 11, 2018. Passed 4/0.
3. Presidents Report. Marion Thompson

Ryland Update:

- The scheduling conference was moved to October 31, to allow CalAtlantic to serve the remaining third-party defendants and by then they will each have counsel. George Brown's is to bring as many other parties and insurers into the case in order to reduce CalAtlantic contribution and come to a resolution. Ray Burke has a teleconference set up with George Brown tomorrow, October 10<sup>th</sup> to discuss the status of their efforts.
- CalAtlantic has been served with a Request for Production of Documents and the same with the third-parties. Shortly an initial set of Interrogatories will be served on CalAtlantic and the third-parties. The intent is first to get discovery moving quickly regardless of what schedule the court may enter and second, to impose on the other parties the expense of responding to the discovery request as a means of motivating their desire to move the case back into mediation.
- George Brown has asked Ray Burke to help with the claim against the architect.

4. Treasurers Report. Karen Keane

a. See attached

b. A motion was made and seconded to approve the Treasurers report. Passed 5/0

5. Committee Reports

a. Architectural: Debbie Ritchie

No report

b. Landscaping, Pat Harrington

- Two dead trees were removed today by a tree service company at significant savings. One in the front yard of 8768 EOW and the other on common element between 8778 and 8782 EOW. Trees will be replaced in the spring.
- Mainscapes has pruned shrubs and trimmed low hanging tree branches.

c. Welcoming, Becky Socha – Margie Cronhardt has joined the welcoming committee.

d. Social. Joan Cencula.

Thanks to the committee and Joan for arranging the Food truck party held on Oct. 5<sup>th</sup>. It was a big success with over 50 neighbors attending and lots of fun. Save the date for Saturday December 1<sup>st</sup>. A brunch is being planned. Details later.

e. Parking. Ann McCleaf

No report

6. SOCA report, Pat Harrington

Projects in process:

- Refinish or replace banquet room floor.
- Replacement of Clubhouse lighting with LEDs.
- Redecorate the Clubhouse and replace worn furniture. Decorator is meeting with the SOCA BOD on Oct. 24<sup>th</sup> to present plans.
- Automatic light switches have been installed in all Clubhouse restrooms.
- BOD's are working on 2019 budget.

7. Management Company Report, Patricia Lall

- The insurance claim for 8723 EOW is complete.
- Proposals sought for removal of Chimney (responsible for roof leaks) at 8815 EOW.
- The dry wall repairs from minor leaks will be done within the week.
- There were new roof leaks at 8738, 8797, 8799 EOW that have been repaired or are in process of resolution.
- An email was sent out to KO residents with group pricing for power washing of homes.
- Crack in rear stairwell wall at 8727 has been repaired.

8. Old Business:

- a. Process continuing with delinquent home owner.
- b. Architectural committee is in process of reviewing and updating the current KO architectural guidelines referencing the Long Reach guidelines and KO documents.

9. New Business

- a. Call for nominations for 2 BOD openings will be sent out in early November.
- b. Paving and concrete repairs have been deferred until end of defects repair.

10. Community Projects:

- a. Color palette is being investigated for painting front doors.
- b. The project to replace floodlights on backs of homes is on hold.

11. Open forum

12. Adjournment 8:00 PM

Respectfully submitted  
Patricia Harrington  
Secretary

ATTACHMENT

Treasurer's report – October 9, 2018

1. Preliminary financial statements for September 2018 were reviewed. No exceptions were noted.
2. Cash balances – Operating - \$8,646  
Reserves -\$553,396
3. We originally took loans totaling \$306,000 from reserves. Our current outstanding loan is \$110K. We originally planned to pay own the balance by \$10K this year. Based on

current projections, it is unlikely we will pay down the balance any further this year. Legal bill or refiling the law suit and for preparing for the meeting with the Md. Attorney General were not anticipated when the budget was prepared last year.

4. Reserves are currently \$94K less than the amount in the reserve study (\$647K) due to the loans taken since we began the lawsuit. The projection is to be for reserves to be \$569K by December 2018 or approximately \$94K under the recommended full funding (\$664,000) per the reserve study.
5. Revenue was \$22K for September and expenses were \$40K (\$14K for the lawsuit) resulting in income of \$18K for the month. Expenses included \$15K for an insurance claim for which the reimbursement was received in July.
6. Through September, spending for engineering and legal expenses for water intrusion issues was \$523K. We budgeted spending of \$43K in 2018, and forecasted spending is \$99K. This year we have spent \$86K vs a budget to date of \$36K. So far, we have covered these overruns with savings in other areas of the budget. The forecast for the next 3 months indicates that we will end the year with \$3K in operating cash. Last month we approved a \$50K loan from reserves to be used only if necessary. Current projections are that we will need to borrow funds starting in February.