

Kendall Overlook Condominium Association (Kendall 1)
Snowden Overlook Clubhouse
November 13, 2018
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
Patricia Lall , WPM manager

Absent: Debora Plunkett, Vice President and Joe Socha, At large

A quorum was present.

1. Motion to approve Agenda was made and seconded. Passed 3/0
2. A motion was made and seconded to approve the KO BOD meeting minutes of October 9, 2018. Passed 3/0.
3. Presidents Report. Marion Thompson
Ryland Update:
 - The scheduling conference will be on October 31, to allow CalAtlantic to serve the remaining third-party defendants as possible.
 - **The Settlement Conference will be on Tuesday, June 25, 2019 at 1:00 pm.** The Scheduling Order that the Court will issue will include an order that the parties enter into mediation in an effort to settle the case. If the case has not been resolved by that date, all parties, along with their lawyers and insurance representatives will be required to attend the Scheduling Conference with the Court. The Board will need to attend and be prepared to settle the case just as in the mediation. This will be the Court's final effort to resolve the case before trial.
 - **The Trial has been set for 3 weeks: Monday, July 15 - Friday, August 2, 2019.** Should it be necessary to try the case, Board members will need to be present during the trial. Not everyone needs to attend every day, but a good representation of the Board, along with other unit owners, should be present every day.
 - With regard to the status of the case, an attorney has entered an appearance and answered on behalf of Schulte Masonry, and an appearance is expected to be entered shortly on behalf of Always Best Construction. A.L.L. Construction still has to serve its Fourth-Party Complaint on T&A Contractors. Things should be on track to have all of the parties in the case by the end of November, and to hopefully reconvene in mediation in early 2019.
 - To keep the pressure on, I have served a request for production of documents on every party as they have entered the case, and am preparing sets of interrogatories as well.
 - We expect mediation in early 2019
4. Treasurers Report. Karen Keane
 - a. See attached
 - b. A motion was made and seconded to approve the Treasurers report. Passed 3/0
 - c. A motion was made and seconded to approve the draft budget presented as our operating budget for 2019. Passed 3/0
5. Committee Reports
 - a. Architectural: Debbie Ritchie
Working to revise KO guidelines by looking at the Long Reach guidelines and our KO documents. A request was made to meet with the BOD in January.

- b. Landscaping, Pat Harrington
There will be three trees planted in spring to replace trees removed this fall.
- c. Welcoming, Becky Socha – Margie Cronhardt has joined the welcoming committee and will visit our 3 new residents giving them the welcome booklet and a pineapple with a welcome card attached.
- d. Social. Joan Cencula.
On Saturday December 1st there will be a KO brunch at the Cheesecake Factory at 10:00AM. Please sign up in the book on front porch of 8722 EOW.
- e. Parking. Ann McCleaf
No report

6. SOCA report, Pat Harrington

Projects in process:

- The banquet room floor will be refinished in January.
- Clubhouse banquet room will have backs of chairs reupholstered with fabric matching the 18 new matching chairs being ordered. The large conference table will be replaced with 2 smaller tables and the arm chairs will be removed. The current fabric window treatments will be removed asap. The current blinds will remain and the 7 high square windows will have sun blocking blinds installed.
- Replacement of Clubhouse lighting with LEDs.
- Two new crosswalks will be installed on DEB, one at Vast Rose and one at Shining Oceans Way.
- The sidewalks along DEB have shifted and in places the curbs are higher than sidewalks. These will be repaired to eliminate trip hazards.

7. Management Company Report, Patricia Lall

- Roof leaks have been repaired and proposals gathered for removal of a chimney and the repair of that leak.
- Annual meeting is scheduled for January 8, 2019 and the Call for Nominations was mailed on November 8, 2018.

8. New Business

Call for nominations for 2 BOD openings was sent out November 8, 2018.

9. Community Projects:

- a. Color palette for painting front doors was presented to BOD. No decision yet.
- b. The project to replace floodlights on backs of homes is on hold until spring.

10. Open forum

11. Adjournment 8:15 PM

Respectfully submitted
Patricia Harrington
Secretary

ATTACHMENT

Treasurer's report – November 13, 2018

1. Preliminary financial statements for October 2018 were reviewed. No exceptions were noted.
2. Cash balances – Operating - \$12,031
Reserves -\$539,359
3. We originally took loans totaling \$306,000 from reserves. An additional \$20,000 was taken in October 2018. Our current outstanding loan is \$130K. We originally planned to pay down 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 \$113K less than the amount in the reserve study (\$653K) due to the loans taken since we began the lawsuit. The projection is to be for reserves to be \$550K by December 2018 or approximately \$113K under the recommended full funding (\$664,000) per the reserve study.
5. Revenue was \$22K for October and expenses were \$42K (\$23K for the lawsuit) resulting in a loss of \$20K for the month.
6. Through October, spending for engineering and legal expenses for water intrusion issues was \$547K. We budgeted spending of \$43K in 2018, and forecasted spending is \$123K. This year we have spent \$109K vs a budget to date of \$40K. So far, we have covered these overruns with savings in other areas of the budget.
7. In September we approved loans of up to \$50K from Reserves to operating. Thus far, we have borrowed \$20K. Current projections show that we may need another 10K between May and September of next year.