

Kendall Overlook Condominium Association (Kendall 1)  
Snowden Overlook Clubhouse  
February 13, 2018  
Board of Directors Meeting

Call to order by President, Marion Thompson at 7:02 PM.

BOD members present:

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

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 January 9, 2018. Passed 5/0.

3. Presidents Report. Marion Thompson

Report on Mediation:

- The Mediation meeting took place on January 26, 2018 at Snowden Stanley's office in Baltimore. Present were the Attorneys for Cal Atlantic, Lennar and KO, the sub contractors, and our KO BOD, all in separate rooms.
- It began with our BOD giving the amount of our demand.
- The mediation was over at 3:00 PM when Mr. Stanley realized that we had reached a stalemate. Lennar would not make a counter offer nor would the contractors. (Neither wanted to be first).
- Mr. Burke advised us to give them some time but to be ready to make a move by March 21<sup>st</sup>.

We are looking for a chairman for the Architectural Committee.

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, -no report
  - b. Landscaping, Jim Banahan-not present.
  - c. Welcoming, Becky Socha Book is on website
  - d. Social, Joan Cencula  
Next event is a Dinner on March 15, 6:00PM at East Moon, Asian Bistro, 5725 Richards Way in Shipleys Grant. Call restaurant to make reservation. 410-313-8088 Please attend.
  - e. Parking, Ann McCleaf. No report
6. SOCA report, Pat Harrington
  - a. Patricia Lall and Christy are working on process and procedures for updating the pool data base and book. Dennis Eichenlaub will provide IT support.
  - b. We are waiting on a revised proposal for up-lighting on trees and monument sign.
  - c. Seeking other proposals for interior Clubhouse cam light fixture conversion to LED lighting with dimmers.
7. Management Company Report, Patricia Lall
  - a. Patricia met with a representative from Sherwin Williams to identify the paint colors for Still need to identify the lighter shade.

8. Old Business

- Master Insurance Policy was renewed and paid.
- Senearthco website instruction will take place during the day led by WPM staff member.
- Some progress has been made with delinquent homeowner accounts. We are not at liberty to discuss publicly.
- Architectural guidelines will be updated when we find a volunteer to be chairman of the committee.
- We are waiting until after defect repairs to have street paving repairs made.

10. Open forum

11. Adjournment 7:40 PM

Respectfully submitted  
Patricia Harrington  
Secretary

ATTACHMENT

Treasurer's report – February 13, 2018

1. Financial statements for January 2018 were reviewed. One open question has been submitted to WPM regarding a credit in legal fees.
2. Cash balances – Operating - \$18,864  
Reserves -\$505,773
3. We originally took loans totaling \$306,000 from reserves. Our current outstanding loan to \$110K. We are planning only minimal paybacks of an additional \$10K in 2018.
4. Reserves are currently \$98K less than the amount in the reserve study (\$604K) due to the loans taken since we began the lawsuit. The projection is to be for reserves to be \$575K by December 2018 or approximately \$89K under the recommended full funding (\$664,000) per the reserve study.
5. Revenue was \$22K for January and expenses were \$20K (\$7K for the lawsuit) resulting income of \$2K for the month.
6. Through January, spending for engineering and legal expenses for water intrusion issues was \$444K. We budgeted spending of \$43K in 2018, and forecasted spending is \$56K.