

Kendall Overlook Condominium Association (Kendall 1)
Snowden Overlook Clubhouse
April 9, 2019
Board of Directors Meeting

Call to order by President, Marion Thompson at 7:02 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 the Agenda was made and seconded. Passed 5/0
2. A motion was made and seconded to approve the KO BOD meeting minutes of March 12, 2019. Passed 5/0
3. Presidents Report. Marion Thompson
Ryland Update:

- The deposition of James Anderson on April 1 was rescheduled because Becht did not give their report to Ray Burke in time for copies to be made for all parties involved.

The following depositions are now scheduled:

- May 6 Bill Hasselman (Becht)
- May 7 James Anderson (Becht)
- May 8 Dan Werner (President of SRS Construction) and Marion Thompson (Board President)
- May 20 Neil Sinclair (our cost estimator)
- May 23 Ray Burke will depose Michael Simenari (CalAtlantic engineer)
- May 24 The lawyers from both sides will meet for a pre-mediation conference
- June 4 and 5 Mediation is scheduled

If mediation does not result in a settlement, then the following dates are currently scheduled:

- June 25 Pre-trial mediation.
- July 15-28 Trial

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 changes requested.
 - b. Landscaping. Jim Banahan/Pat Harrington
 - 22 Oak trees in community were banded against Gypsy Moths.
 - A motion was made and seconded for purchase and installation of 3 Serviceberry trees at a cost of \$684.70 from Sun Nursery. Passed 5/0
 - c. Welcoming, no report
 - d. Social. – Joan Cencula
 - April 6th- Bob Evans for breakfast was a success.
 - June 21st- Food Truck returning and volunteers will bring brownies and cup cakes.
 - e. Parking. No report

6. SOCA Report, Pat Harrington

- a. Dumpsters will be available for resident's bulk items on May 11th and 12th.
- b. Living room floors will be refinished the week of April 22nd-26th
- c. The clubhouse will have a new cleaning contractor, ALC, beginning on May 1st.
- d. Power washing of Clubhouse concrete deck and patio areas on May 2nd and 3rd.
- e. Four pet stations will be installed along Dried Earth Blvd in the near future.
- f. Pool opens May 4th with new chair cushions on chairs at tables.
- g. The backs of the old banquet room chairs will be recovered by community volunteers. These chairs are being used in the new game/multipurpose room.
- h. A Blue Atlas Cedar tree will be planted just outside the pool fence replacing a dead Crape Myrtle that was cut down last summer.

7. Management Company Report, Patricia Lall

- All roof leaks have been repaired with a few very high drywall repairs still to be scheduled.
- Legal action by new owners of 8719 EOW was passed on to Michael Neal to sort out the removal of the existing lien.
- The legislation (House Bill 249) to change the Maryland Condominium Act increasing Master Policy deductible from \$5000 to \$10,000 has been passed. It takes effect in October 2019. The BOD will investigate the best way to proceed and homeowners will be notified if they need to change their coverage.
- Gutter cleaning is scheduled for June 14-15.

8. Old Business

- Joe Socha is refining the architectural committee's first draft of architectural guidelines.
- An ad hoc committee has been formed to make recommendations to the BOD for painting the front doors. Joe Socha will be the BOD liaison for the committee composed of: Barbara Eaton, Jan Brady, Becky Socha, Silvia Lanier, Susan Gering, and Margie Cronhardt. First meeting is scheduled for April 23rd at 7:00PM

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10. Open forum

11. Adjournment 7:56 PM

Respectfully submitted

Patricia Harrington
Secretary

ATTACHMENT

Treasurer's report – April 9, 2019

1. Preliminary financial statements for March 2019 were reviewed. No exceptions were noted.

2. Cash balances – Operating - \$26,904
Reserves -\$538,522
3. We originally took loans totaling \$306,000 from reserves. An additional \$50,000 was taken between October 2018 and February 2019. Our current outstanding loan is \$160K. We have not budgeted any payments on this loan for 2019.
 4. Reserves are currently \$141K less than the amount in the reserve study (\$680K) due to the loans taken since we began the lawsuit. The projection is for reserves to be \$587K by December 2019 or approximately \$142K under the recommended full funding (\$729,000) per the reserve study.
 5. Revenue was \$26K for March and expenses were \$27K (\$17 for the lawsuit) resulting in a loss of \$1K for the month. Expenses this month were under budget because we have ended winter with minimal snow did not pay the planned snow invoice for this month. Mainscapes is reducing our lawn charges by 873 per month from May-December to credit us for the remaining amount over paid.
 6. Through March, spending for engineering and legal expenses for water intrusion issues was \$650K. We budgeted spending of \$96K in 2019, and projected spending is \$154K.
 7. In September, we approved loans of up to 50K from Reserves to operating. We have borrowed \$50K. Projections indicated that we would have shortfalls over the next several months due to legal costs. Burke has agreed that we can delay payments to his firm for the next several months rather than borrowing from reserves. We currently owe Burke \$43K.
8. Outstanding uncollected assessments are currently \$409.