

Kendall Overlook Condominium Association (Kendall 1)
Snowden Overlook Clubhouse
April 12, 2017
Board of Directors Meeting

Call to order by President, Marion Thompson at 7:04 PM.

BOD members present:

Marion Thompson, President
Debora 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 March 8, 2017. Passed 4/0.
3. Presidents Report. Marion Thompson
 - a. An organizational chart is on back table referencing committees, members, and BOD liaisons.
 - b. Attorney, Ray Burke's March 29th 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.
 - ALL's primary engineer is out of town until early May but they can proceed with the architect to provide design advise services.
 - The engineers will meet on site with Hasselman and Anderson for follow up on prior questions. (on site meeting has taken place)
 - Cal Atlantic and other parties will discuss responsibility and repair methodology.
 - We will be apprised of their proposal for mock up repair and the specifics of an agreement.
 - Cal Atlantic attorney, Mr. Brown is working with 2 third parties that did not answer the claims earlier and expects settlement contributions from them.
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. Maintenance, Susan Gearing-no report
 - b. Architectural, Michael Hassett will meet with his committee and discuss the application that has been submitted. Will come with recommendation next month.
 - c. Landscaping, Jim Banahan-not present. Pat Harrington reported that the Pin Oak trees have been banded against Gypsy Moths. The annuals in the KO monument area will be pink and red begonias accented with dusty miller.
 - d. Welcoming. Becky Socha , we have new residents, Sarah and Clement Lutterodt and they have been given the welcome booklet.
 - e. Social, Judy Morrison, not present
 - f. Parking, Ann McCleaf. Nothing to report.
6. SOCA report, Pat Harrington
 - a. A higher toilet will be installed in the ladies handicapped stall. The men's room already has a higher toilet.

- b. Annuals will be planted in early May.
- c. Trash and recycling contract was bid out and new contractor, Cockeyes, will begin service on April 24 with recycling on Mondays and trash pickup on Wednesday.
- d. WPM suspends community privileges when an owner is delinquent paying monthly assessments. This includes any renters, guests, and owners living in the house.
- e. Guards at gatehouse will stop all Uber and other such vehicles to verify destination. Resident will be called for verification. Another option is for resident to furnish the information in advance to the guard.
- f. Chemdry will clean the Clubhouse rugs, draperies, carpeting, and upholstered chairs in the near future.

7. Management Company Report, Patricia Lall.

- a. The second weekend of May there will be 2 dumpsters for bulk item disposal.
- b. Garage door has not been repaired at 8794 EOW with fines accumulating.
- c. Satellite waivers have been received for 5 addresses, 1 other is being removed and we have yet to hear from the other 6 where dishes are on roofs.
- d. A motion was made and seconded to approve the Mainscapes proposal to apply granular sulfur to lower the PH of the soil in KO turf areas at a cost of \$1275. Passed 5/0

8. Old Business

- a. SRS re-injected epoxy into the foundation wall of 8819 EOW. After several rains it remained dry. The carpeting will be installed after Columbia Restoration replaces the framing drywall, and trim boards, and paints those areas for approximately \$900.
- b. The BOD approved the WPM spring inspection chart.
- c. The resolution to formalize gutter and downspout responsibility is needed. Patricia will provide some sample suggestions before we consult a lawyer.
- d. Chimney and shutter MRR will be decided in the future.
- e. The BOD has a plan to replace the Ruby Plum trees on the hill between DEB and EOW with Red Bud trees. This project will be added to budget in the future. We will only need between 7-9 Red Buds because they are wider. The Plums will not be staked upright but removed as they fall over. At the current time 7 of the 15 Ruby Plums have fallen over and are staked
- f. Joe Socha is taking requests from residents for Judd to inspect and service resident's sprinkler systems. They will be done in groups of 8 per day. Dryer vent cleaning, smoke detector replacement, and fireplace cleaning are also recommended. A list of vendor recommendations is being created for resident use.

9. New Business

A motion was made and seconded to formalize the policy of a one time per address replacement of resident street trees by the Condo Association. The homeowner will need to replace if the tree needs to be replaced again. Passed 5/0

10. Open forum

11. Adjournment 8:30 PM

Respectfully submitted

Patricia Harrington

Secretary

ATTACHMENT:

Treasurer's report – April 12, 2017

1. Financial statements for March 2017 were reviewed. No exceptions noted.
2. Cash balances – Operating February - \$ 59,734
Reserves February - \$ 254,688
3. We have taken loans totaling the \$306,000 from reserves through March. We are currently using special assessment funds to cover the ongoing legal and construction costs, and expect to begin paying back the loans 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 \$46K for March and expenses were \$17K (\$2K for the lawsuit) resulting income of \$28K for the month.
6. Through March, spending for engineering and legal expenses for water intrusion issues was \$397K. We have budgeted spending of \$70K in 2017, and the current projection of 2017 spending is \$82K.