

Kendall Overlook Condominium Association (Kendall 1)
Snowden Overlook Clubhouse
August 11, 2020
Virtual Zoom Meeting
Board of Directors Meeting

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

BOD members present:

Joe Socha, Vice President

Karen Keane, Treasurer

Pat Harrington, Secretary

Mike Hassett, Member 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 July 14, 2020. Passed 5/0
3. President's Report. Marion Thompson, President
 - Owners' representatives from BECS, Mark Howell gave an update on the status of the ongoing repair work and answered questions from residents.
 - Stabilization of deck railings on outside ring is complete.
 - SRS has discovered many construction differences from building to building requiring Becht's engineering advice which slows down the repair work.
 - The repair of lower level back walls is complete on the first 7 homes.
 - Expect to bundle repairs moving forward, removing doors, decking removal and reinstalling doors.
 - SRS will provide a 2-man crew to repair balconies. They have identified 2 of the worst-case balconies to use as proto type to develop efficient procedures for repairs.
 - They will use 2 of the inner ring homes as proto types to develop repairs on the rear stairwell/areaway leaks.
 - SRS will be trained by Pella Doors on proper installation and assembly of their doors. This will validate the Pella warranty.
 - A Chamber pressure test will be performed on the first Pella assembled and installed door to ascertain that it meets all Pella standards and does not leak.
 - To expedite the project, we will be asking SRS for more crews.
 - A motion was made and seconded to waive architectural application/approval for interchanging French and sliding glass doors. Passed 5/0
 - If there are existing hard-wired alarm systems on doors and windows it is the homeowners responsibility to have them disconnected before repairs can be made.
4. Treasurer's Report. Karen Keane
 - a. See attached
 - b. A motion was made and seconded to approve the August 11, 2020 Treasurer's report. Passed 5/0.
5. Committee Reports
 - a. Architectural: Debbie Ritchie. No report
 - b. Landscaping. Pat Harrington
 - Waiting on competitive bid for the small area in the inner circle that needs grading and sodding and also for the small landscape bed between 8781 and 8787 EOW. We will need to purchase a bench for that area for landscaper to install.

- There is a locust tree in the inner circle that needs to be pruned. Branches are in contact with 8795 and 8797 EOW.
 - c. Welcoming, Becky Socha- no report
 - d. Social. –Joan Cencula- no report
 - e. Parking. -Ann McCleaf -no report
6. SOCA Report, Pat Harrington
- a. The pool season will be extended through September 27th provided we have enough volunteers to man the gate.
 - b. CPO's are now certified which has allowed the pool to open at 9:00AM each day. This is before the lifeguard is on duty and a perfect time for lap swimmers.
 - c. The food truck events were well attended so another has been planned for Sunday September 13 featuring 3 food trucks.
 - d. Irrigation system at gatehouse is still not functional so AMG is watering the flowers.
 - e. Discussion continues on speed calming hump installation.
 - f. The kitchen remodeling will occur soon followed by painting of interior and exterior of the Clubhouse.
7. Management Company Report, Patricia Lall
- The unit door painting has been completed. The contractor returned to address all punch list items. At owner's request, one door, 8734 EOW, was not painted.
 - Management is getting proposals to paint trim on front of homes.
 - Columbia Restoration has completed the removal of all water damaged drywall, trim and carpeting in the 2 water damaged rooms at 8753 EOW. Bill Hasselman will review before it is put back together.
 - Bids are pending on the concrete and road surface drain repairs. Asphalt work will be delayed until end of defect repair project. Patricia will investigate area on EOW close to BWD intersection where crack is widening.
8. Old Business
- Need to make a decision on Master insurance deductible increase from 5K to 10K by October 1, 2020. Waiting on quote from Schoenfeld.
 - Garden bench cleaning delayed until Joe Socha does research on replacement cost of composite material benches
9. New Business
- Looking into power washing algae growth from the north side of homes where needed.
10. Open forum
11. Adjournment 8:23 PM

Respectfully submitted

Patricia Harrington
Secretary

ATTACHMENT

Treasurer's report – August 11, 2020

Preliminary financial statements for July 2020 were reviewed. No exceptions were noted.

1. Cash balances – Operating - \$60,506
Reserves Regular -\$ 746,504
Reserve Settlement - \$2,463,089
2. Our current outstanding loan is \$73K. Payments of \$3,900 per month will continue through the end of the year. We expect to pay off at least \$48K in 2020 and project a year end loan balance of \$53K.
3. Reserves are currently \$12K less than the amount in the reserve study (\$759K) due to the loans taken since we began the lawsuit. The projection is for reserves to be roughly \$7K more than the recommended full funding (\$786K) per the reserve study by the end of 2020. The amount that reserves are underfunded is less than the loan balance because the reserve funds have earned interest during the time the loan has been outstanding.
4. Revenue was \$23K for July and expenses were \$31K resulting in a loss of \$8K for the month.
5. Through July we have spent the following from the settlement:

Legal & Bank fees	\$ 155,808
Engineer	25,630
Owner's Rep	63,512
Contractors	99,960
Owner Prepayments	-8,000
<hr/> Total	<hr/> \$ 336,910

6. Outstanding uncollected assessments are currently \$1,785. This reduction is the result of collection efforts by Ray Burke.