

Kendall Overlook Condominium Association (Kendall 1)
Snowden Overlook Clubhouse
August 9, 2017
Board of Directors Meeting

Call to order by President, Marion Thompson at 7:01 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 July 12, 2017. Passed 5/0.
3. Vice Presidents Report. Marion Thompson
Attorney, Ray Burke's report on Mediation:
 - On July 28th Ray Burke had a teleconference with George Brown, Ryland's attorney. They have scheduled an August 28th meeting with the mediator, Mr. Stanley.
 - Brown indicated that he thinks Ryland will fix all our defects.
 - Mt. Stanley confirmed that Ryland will be doing a "mock up" repair before they begin.
 - Ryland and contractors are appreciative of our efforts to be gracious.
 - Attorney still thinks we are moving in positive direction.
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
The Maintenance Committee has been disbanded at this time but may be called into action once the repairs begin.
 - a. Architectural, Michael Hassett -no report
 - b. Landscaping, Jim Banahan-not present
 - c. Welcoming. Becky Socha no report Need welcome booklet for 8723 EOW.
 - d. Social, Judy Morrison
Sunday Aug 27th there will be a KO gathering 6:00PM, poolside catered by Famous Daves. Cost is \$15pp. Money to be submitted to Judy Morrison..
On Nov. 7th the committee is planning a Taco Tuesday.
 - e. Parking, Ann McCleaf. No report
6. SOCA report, Pat Harrington
 - a. New bi-monthly event "Lunch and Learn" will start in September and feature one of our residents talking (about ½ hr) about their careers or "what they did when they 'grew up'". Bring your lunch and learn about a neighbor. Drinks will be provided.
 - b. Revised policy for signing up for events. Carol will not be calling the folks that sign up but do not pay for events by cut-off date.
 - c. The Social committee survey revealed
 - Preference is less pot lucks
 - NYE preference is catered dinner, 7:00 start time

- d. Pool chaise lounges are tearing. The slings can be replaced or new chairs purchased. Will check costs.
 - e. New sandwich type sign for outside of pool gate stating, "Residents only" No guests or children. Will be placed at gate when lifeguard is not on duty.
 - f. Concrete repairs by gym door and along DEB were completed this past week.
 - g. Bids will be gathered for converting clubhouse lighting to LED bulbs.
 - h. Obtaining bids to replace Clubhouse AC units because of problems with original units.
7. Management Company Report, Patricia Lall.
- a. Management is working on obtaining a proposal for milling of asphalt, sealing cracks in KO streets and repair of broken curbs.
 - b. The chart of Maintenance responsibilities and the inspection list was emailed to residents today.
 - c. Senearthco letters were sent out to unregistered owners. 30 homeowners are registered as of August 7th.
 - d. Hardie Board will be removed from garage at 8800 EOW on August 31st. Patricia found a contractor to take it by advertising on Craig's list
8. Completed Business
- a. The homeowners with children have moved out of KO.
9. Old Business
- a. The 4 homeowners who have not responded to the waiver document have been contacted.
 - b. The resolution to formalize the BOD's decision about gutters and downspouts will be mailed to homeowners.
 - c. Awaiting proposal for painting front doors.
 - d. Termite treatment proposals were received and are expensive.
 - e. Policy on decorations and architectural rules and regulations are with the Architectural Committee for review.
10. New Business
11. Open forum
12. Adjournment 7:55 PM

Respectfully submitted
Patricia Harrington
Secretary

ATTACHMENT:

Treasurer's report – Aug 9, 2017

1. Draft Financial statements for July 2017 were reviewed. No exceptions noted.
2. Cash balances – Operating - \$36,423
Reserves -\$357,669
3. We took loans totaling the \$306,000 from reserves. We made a payment on the loan (\$54,072) in July, and our new outstanding balance is \$225,104.
4. Reserves are currently \$217K less than the amount in the reserve study due to the loans taken since we began the lawsuit. The projection is to be \$95,000 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 \$41K for July and expenses were \$23K (\$2K for the lawsuit) resulting income of \$18K for the month.
6. Through July, spending for engineering and legal expenses for water intrusion issues was \$408K. We have budgeted spending of \$70K in 2017, and the current projection of 2017 spending is \$102K.
7. Work on the budget will begin next week, with a draft to WPM expected the first week of September.