

Kendall Overlook Condominium Association (Kendall 1)  
Snowden Overlook Clubhouse  
June 12, 2018  
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  
Patricia Lall , WPM manager

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 May 8, 2018. Passed 5/0.
3. Presidents Report. Marion Thompson
  - a. Ryland Update: Report from Ray Burke:

Cal Atlantic, a division of Lennar, replied to lawsuit, with expected standard denials. The judge has set July 18 for the scheduling conference. Ray Burke and George Brown will ask the court to reschedule until Cal Atlantic has served the sub-contractors. A meeting has been scheduled with the Maryland Attorney General, Brian Frosh, Marion Thompson, Hall Kassoff and Ray Burke. The Attorney General can be helpful expediting and working through the judicial system.
  - b. Real Estate Report

On June 13, 2018 there will be a bank foreclosure sale of property at 8719 EOW.
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 report
  - b. Landscaping, Pat Harrington  
Sun Nursery has been contracted to plant 7 replacement trees at a savings of over \$1000 from Mainscapes proposal. Gator bags will be placed on the trees and Mainscapes will be hired to fill bags weekly with water. The dead tree in the front yard of 8806 EOW needs to be removed and replaced.
  - c. Welcoming, Becky Socha – no report
  - d. Social. Looking for a new chairman of the committee.
  - e. Parking. Ann McCleaf  
No report
6. SOCA report, Pat Harrington
  - Three poker table tops have been replaced.
  - Swimming pool data base was sent to each condo for updating to improve accuracy.
  - The BOD approved adding a car show and hot dog party to the Craft show hoping to attract more people to the craft show.
  - An interior designer has been consulted to help revamp the Clubhouse furniture in the living room and banquet room and with window treatments and flooring.

- One dead Crape Myrtle poolside was removed, a crape Myrtle just inside the gates in the median area will have the dead trunk and branches trimmed out, and Mainscapes is to offer suggestions on how to treat the American Elm on DEB just past Vast Rose that experienced winter dieback.
  - Howard County recycling guidelines were sent out to all residents in SO. Howard County recycling center will turn away trucks if the recycling doesn't meet their requirements.
  - A new Billiards Club has been started on Thursday evenings. The bumpers and pockets on the Billiards table will be replaced.
7. Management Company Report, Patricia Lall
    - Joe Socha's CAI membership has been renewed.
    - The gutter cleaning was completed today.
  8. Old Business
  9. New Business
  10. Open forum
  11. Adjournment 7:512 PM

Respectfully submitted  
Patricia Harrington  
Secretary

#### ATTACHMENT

#### Treasurer's report – June 12, 2018

1. Preliminary financial statements for May 2018 were reviewed. No exceptions were noted.
2. Cash balances – Operating - \$15,274  
Reserves -\$530,268
3. We originally took loans totaling \$306,000 from reserves. Our current outstanding loan is \$110K. We are planning only minimal paybacks of an additional \$10K in 2018.
4. Reserves are currently \$95K less than the amount in the reserve study (\$625K) due to the loans taken since we began the lawsuit. The projection is to be for reserves to be \$578K by December 2018 or approximately \$86K under the recommended full funding (\$664,000) per the reserve study.
5. Revenue was \$23K for May and expenses were \$33K (\$13 K for the lawsuit) resulting in a loss of \$10K for the month. Expenses were high because we paid \$7K for insurance and \$12K for the water intrusion issues.
6. Through May, spending for engineering and legal expenses for water intrusion issues was \$478K. We budgeted spending of \$43K in 2018, and forecasted spending is \$76K. This year we have spent \$40K vs a budget to date of \$18K.

