

Kendall Overlook Condominium Association (Kendall 1)
Snowden Overlook Clubhouse
June 14, 2017
Board of Directors Meeting

Call to order by President, Marion Thompson at 7:01 PM.

BOD members present:

Marion Thompson, President

Karen Keane, Treasurer

Pat Harrington, Secretary

Debora Plunkett, Vice President

Absent: Joe Socha, At large

A quorum was present.

1. Motion to approve Agenda was made and seconded. Passed 4/0
2. A motion was made and seconded to approve the KO BOD meeting minutes of May 10, 2017. Passed 4/0.
3. Presidents Report. Marion Thompson
 - a. Attorney, Ray Burke's report on Mediation:
 - The June 5th inspection of decks was cancelled and will be rescheduled
 - The mock up repair plan discussions will follow the deck inspection.
 - The mediator, Mr. Stanley, had knee surgery in May and will be available within the next 2-3 weeks.
 - Updated the disclosure letter for prospective homebuyers.
4. Treasurers Report. Karen Keane
 - a. See attached
 - b. A motion was made and seconded to approve the Treasurers report. Passed 4/0
5. Committee Reports
 - a. Maintenance, Susan Gearing-no report
 - b. Architectural, Michael Hassett
 - Comparing KO and LR guidelines, the most restrictive guideline takes precedence..
 - Neighbor complaints and compliance letters drive enforcement by LR.
 - Downspout extensions must be buried/hidden for LR compliance.
 - KO guidelines are confusing about approval for landscaping changes.
 - KO Guidelines need to be rewritten for clarification.
 - c. Landscaping, Jim Banahan-not present
The fire hydrant water meter is available for use to water monument bed.
 - d. Welcoming. Becky Socha not present
 - e. Social, Judy Morrison not present .
Dinner outing at Betruccis restaurant had about 20+ residents attend. Save the date: 7/23/17 for a poolside party catered by Famous Dave's BBQ.
 - f. Parking, Ann McCleaf. No report.
6. SOCA report, Pat Harrington
 - a. Social Committee started a "Day Tripper" Club. Contact Karen Paciarelli to get on the serve list. It will function using the Lunch Bunch model.
 - c. Repair made on Clubhouse front entrance expansion joint.
 - d. New entrance rug in foyer of Clubhouse
 - e. Reminder that the pool is open to guests only if a lifeguard is on duty per HC code.
 - f. Authorized for repair of the pool heater and spray arms has been approved by SOCA.

- g. Landscaping poolside and on upper deck was damaged by the chlorine solution used to clean the concrete decking. The company has been contacted to restore the damaged plantings.
 - h. Changes are being considered for Clubhouse rental policy. Very difficult to monitor.
 - i. Actively ticketing cars on DEB with expired tags and cars that have not moved over 30 days.
7. Management Company Report, Patricia Lall.
- a. Pre inspection letter has been sent to residents. The inspection will take place next week on Wednesday or Thursday.
 - b. Suggested that the chart with violations be sent to all residents. It helps to achieve compliance.
 - c. Downspout and gutter cleaning was completed and blockages were removed
8. Old Business
- a. There are 5 addresses left on the satellite dish letter project.
 - b. We received the draft resolution to formalize gutter and downspout responsibility. It will be reviewed for the next meeting.
 - c. Hardie Board needs to be removed from garage at 8800 EOW by end of August.. Possibilities: Donate to SRS, Ryland, siding contractors, ask Hardie Board.
 - d. We need to store the damaged material from the prototype home for the foreseeable future according to Raymond Burke.
9. New Business
- a. Patricia provided homeowner concerned about the possibility of snakes infiltrating his home the name of a company that will inspect, snake proof home, and relocate any snakes found. It was pointed out that snakes are protected in Maryland and cannot be killed without a permit.
 - b. The owners of 8719 EOW filed bankruptcy again to stop foreclosure.
10. Open forum
11. Adjournment 8:35 PM

Respectfully submitted
Patricia Harrington
Secretary

ATTACHMENT:

Treasurer's report – June 14, 2017

1. Final Financial statements for May 2017 were reviewed. No exceptions noted.
2. Cash balances – Operating May - \$53,635
Reserves May -\$292,639

3. We took loans totaling the \$306,000 from reserves. We have made the first payment on the loan (\$27,036) in May, and our new outstanding balance is \$279,176.
4. Reserves are currently \$273K less than the amount in the reserve study due to the 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 \$41K for May and expenses were \$28K (\$18K for the lawsuit) resulting income of \$12K for the month.
6. Through May, spending for engineering and legal expenses for water intrusion issues was \$395K. We have budgeted spending of \$70K in 2017, and the current projection of 2017 spending is \$102K.