

Kendall Overlook Condominium Association (KO 1)  
June 14, 2022  
Board of Directors Meeting

Call to order by Marion Thompson, President at 7:06 PM.

BOD members present:

Karen Keane, Treasurer

Pat Harrington, Secretary

Joe Socha, Vice President

Mike Hassett, Member at large

Patricia Lall, WPM Real Estate

A quorum was present.

1. Motion to approve the agenda as printed was made and seconded. Passed 5/0
2. A motion was made and seconded to approve the KO BOD meeting minutes May 10, 2022. Passed 5/0
3. President's Report

BECS Representative, Gage Pepin, via phone

- The flashing corrections repairs are progressing on buildings OR 1 and 7 and IR 1 and 6. Will move to OR 6 and 2 next.
- SRS is using mobile scaffolding so garages only be blocked briefly. Depending on front of home details it will take between 2 to 4 days per unit.
- Gage will resend schedule on request but expect an email notification when work will begin on your building.
- Minor punch out work on gable ends IR 6 and OR 2 is in process.
- Waiting on final corner stone delivery to complete several units stonework..

Marion Thompson:

- A motion was made and seconded to accept proposal from Lewis Brothers Painting to paint deck rim boards for \$330 per unit. Passed 5/0. Residents can contract with Lewis Brothers to have the support beams and pillars painted for \$225.
  - Patricia sent out group pricing from Weir Pest Control to treat units for termites. Owners are urged to take advantage of this pricing but can look into other companies to compare services included and rates. SRS estimates that they have seen termites in about 25% of our units. Very important to have homes treated for termites.
  - Awaiting bid to have stonework repaired around bottoms of homes where stones have fallen off.
  - Bids are being gathered for low pressure power washing of siding, caulking and painting of our buildings. and RFP for caulking will be sent to 3 contractors.
4. Treasurer's report. Karen Keane  
See attachment  
A motion was made and seconded to approve the June 14, Treasurer's report  
Passed 5/0
  5. Committee Reports
    - a. Architectural: Debbie Ritchie, no report
    - b. Landscaping. Pat Harrington
      - The arborist was out and took samples from pear trees to send to lab for diagnosis of problems.
      - AMG removed 1dying Arborvitae and 2 Laurels.
      - Have requested that AMG cut back shrubbery 18 inches from wall of gable ends of buildings to allow SRS to put up scaffolding between walls and plantings. This is being requested to save our mature landscaping.

- Need some strong volunteers to take over responsibility for watering the annual flowers in our monument area. We have 3 volunteers but we would love to have more. Training will be provided for attaching the water meter to fire hydrant.
  - 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 interview process for a new Events coordinator is ongoing. Several candidates will be interviewed by the SOCA Bd. next week.
    - b. Please consider volunteering to host evening events. If we don't get volunteers events will be cancelled.
    - c. Asking residents to close and tie umbrellas that you've opened to prevent damage.
    - d. Irrigation system is malfunctioning around gatehouse. Awaiting repairs by contractor.
  7. Management Company Report- Patricia Lall
    - Management reviewed the asphalt and stormwater basin repairs with HIT Contracting. Their proposal is pending.
    - Gutter cleaning to occur on June 15.
  8. Old Business
  9. New Business
  10. Open forum
  11. Adjournment 8:30 PM

Respectfully submitted

Patricia Harrington, Secretary

## Treasurer's report – June 14, 2022

Preliminary financial statements for May were reviewed. Minor exceptions were noted and reported to WPM.

1. Cash balances –
 

Operating -	\$89,947
Paint reserve -	\$50,041
Reserves Regular -	\$906,074
Reserve Settlement & Special	-\$1,306,367
2. Regular Reserves (including the paint reserve) are overfunded by \$3K per the new reserve report.
3. Revenue for the month was \$28K, \$24K from normal operations and \$4k from the special assessment and other construction related revenue. Expenses were \$16K for normal operations and \$1K for construction activities for an income \$11K for the month which is \$13K better than budget. Through May, we are favorable versus budget by \$34K for normal operations and unfavorable \$4K for Construction. YTD Savings versus budget in Landscaping (\$11K), Repairs and roofing (\$5K) Snow

removal (\$5K), Insurance (\$11K) and income taxes (\$5K) offset by construction related items (\$4K) and legal (\$3K).

4. For the month of May, we have spent the following from the settlement and special assessment:

Legal & Bank fees	\$ 907	
Engineer	-	
Owner's Rep	7,899	
Prepayment to Pella/SRS		-
Contractors	-	
Owner Prepayments	-	
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Total	\$ 8,806	

5. Through May we have spent the following from the settlement:

Legal & Bank fees	\$ 220,561	
Engineer	191,260	
Owner's Rep	301,673	
Prepayment to Pella/SRS		-
Contractors	2,888,810	
Owner Prepayments	-	
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Total	\$ 3,602,304	

6. Outstanding uncollected assessments were \$7K at the end of May from 4 households. The largest balance has been referred to the attorney. The others will be subject to normal collection procedures.