

Kendall Overlook Condominium Association (Kendall 1)
Snowden Overlook Clubhouse
June 9, 2020
Virtual Zoom Meeting
Board of Directors Meeting

Call to order by Marion Thompson, President at 7:00 PM.

BOD members present:

Karen Keane, Treasurer
Pat Harrington, Secretary
Joe Socha, Member at large
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 May 12, 2020. Passed 5/0
3. Treasurer's Report. Karen Keane
 - a. See attached
 - b. A motion was made and seconded to approve the June 9, 2020 Treasurer's report. Passed 5/0.
4. President's Report. Marion Thompson, President
Joe Socha will take over the open Vice President position.
Repair Update:
 - We are working on repair of the worst-case homes on the outer ring. Three homes are currently underway.
 - The testing of outer ring homes is complete and inner ring homes are being tested for moisture above the areaway doors. The exterior firewalls between homes will be tested next. When testing is complete Kathleen will evaluate and prioritize procedure.
 - Safety issues are top priority. A design and build project for the balconies will be developed soon. The balcony repair should be completed by end of summer.
5. Committee Reports
 - a. Architectural: Debbie Ritchie. No report
 - b. Landscaping. Pat Harrington
 - Management and Pat Harrington met with Dana Szarko from AMG to discuss several landscape issues in the inner ring.
 - We have a proposal for the work. It includes removing 9 dead or diseased Arborvitae, 1 under performing Holly, a section of Japanese Hollies and one planter sandwiched behind a bench. Eleven Arborvitae will be planted and 1 Red Twig Dogwood. Where the holly is removed the area will be converted to grass.
 - A motion was made and seconded to accept AMG's proposal of \$3658 to perform the work mentioned above. Passed 5/0
 - c. Welcoming, Becky Socha
 - d. Social. -Joan Cencula- no report
 - e. Parking. -Ann McCleaf -no report
6. SOCA Report, Pat Harrington
 - a. Another call has been made to BGE to repair the streetlight at intersection of DEB and Warm Waves Way. There is an underground wiring problem.
 - b. Four new bids have been received for the remodeling of the Clubhouse kitchen.

- c. Looking into having AMG take over servicing the irrigation system. The system at the main entrance is not functioning. Arrangements have been made with AMG to water the annual beds if needed before the irrigation system is repaired.
 - d. The project to connect the CA pathway system to SO has been tabled at this time due to CA funding shortages.
 - e. Investigating traffic calming methods for DEB. We may try closing the gates during the day to see if that helps slow traffic. A card would be used only at night when guard is on duty.
 - f. We hope to have the pool open by June 27th. Only residents allowed, waiver must be signed, bring your own chair, volunteers needed to man the entrance gate, will be open from 12-8 with lifeguard on duty, masks worn except in water, social distancing must be maintained, exit from driveway area.
7. Management Company Report, Patricia Lall
 - The spring gutter cleaning will take place on June 12 and 13.
 - Waiting for AMG to provide suggestions for the area between Dried Earth Blvd. and Endless Ocean where about 8 Cherry Laurels were removed last fall.
 - AMG was asked to treat the Bag Worms on the inner ring Arborvitae next spring with dormant oil spray.
 8. Community Projects
 - Painting of front doors:
 - 64 home owners have selected their door colors. The other 14 homeowners will be contacted to obtain their color choice.
 - 9 doors of different colors have been selected to be painted in June, before the final ordering and scheduling of the door painting in July. Criteria for selection of homes was that the door be visible from street and have no storm door.
 - We have 2 proposals from paint contractors.
 9. New Business
 - The Md. Legislature just signed into law that condos can increase their deductible to \$10,000. Each condo association will need to make a decision based on insurance cost savings and the increase to individual homeowner's HO6 coverage. Effective October 1, 2020.
 10. Open forum
 11. Adjournment 8:03 PM

Respectfully submitted

Patricia Harrington
Secretary

ATTACHMENT

Treasurer's report – June 9, 2020

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

1. Cash balances – Operating - \$63,637
Reserves Regular -\$ 722,730
Reserve Settlement - \$2,531,045
2. Our current outstanding loan is \$80K. 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 \$25K less than the amount in the reserve study (\$748K) due to the loans taken since we began the lawsuit. The projection is for reserves to be roughly \$2K 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 May and expenses were \$18K resulting in income of \$5K for the month.

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

Legal & Bank fees	\$ 150,058
Engineer	12,994
Owner's Rep	43,368
Contractors	62,534
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Total	\$ 268,954

6. Outstanding uncollected assessments are currently \$2,988. This reduction is the result of collection efforts by Ray Burke.