

Kendall Overlook Condominium Association (Kendall 1)
Snowden Overlook Clubhouse
May 8, 2018
Board of Directors Meeting

Call to order by President, Marion Thompson at 7:02 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 April 10, 2018. Passed 5/0.
3. Presidents Report. Marion Thompson
 - a. Ryland Update: Report from Ray Burke:

The suit has been re-filed. Cal Atlantic, a division of Lennar, responded and has named George Brown as the defending attorney. The third-party defendants (sub-contractors) will have suites filed against them by May 29, 2018. They have 30 days to respond. It is our hope that we will be in mediation again using Snowden Stanley as our mediator.
 - b. Real Estate Report
 - The Sheriff's sale of 8719 EOW was ratified by the court and a deed has been registered by SORE. Eviction proceedings will go forward, first with a letter from SORE and if needed then a notice from the Howard County's Sheriff's Department. The bank foreclosure was postponed and is to be rescheduled.
 - The house that went to foreclosure is still on the market
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
Committee met last Tuesday and have many questions to research. Received an application today for front yard changes. Need to research guidelines for rock beds.
 - b. Landscaping, Pat Harrington
A motion was made and seconded to allow up to \$3500 for replacement of 6 trees in KO. Passed 5/0. Don Downer and Pat Harrington banded the Pin Oak trees to discourage Gypsy Moths. Thank you Don.
 - c. Welcoming, Becky Socha – no report
 - d. Social, Judy Morrison-
Next event is dinner at the Royal Taj, 83354 Benson Dr., Columbia, May 21 at 6:00PM. Leave your RSVP in notebook on Judy Morrison's front door or contact her.
 - e. Parking, Debora Plunkett
There have been 4-5 violations of residents parking in visitor spaces in last month
6. SOCA report, Pat Harrington
 - The upper deck and pool deck have been pressure washed.
 - Six new 18" pool lounge chairs have been ordered. These are to be used by residents who need higher chairs for accessibility and ease of usage.

- Pool opened Saturday May 5th with a hot dog party. Over 40 people attended.
- We now have trained volunteers who will periodically set up the speed camera at the front gate to remind drivers of their speed.
- Design Paving has repaired cracks in the front entrance surface and replaced the flexible caulking between the sidewalk and the designed entrance surface. Caulking still needs to be trimmed.
- The Annual Dumpster Days will be on June 2nd and 3rd. A notice will be sent out.
- Our recycling company has notified us that they will not pick up recycling in plastic bags. Recycling is to be put curbside in the blue covered container or the blue open container. provided to our residents.

7. Management Company Report, Barry Yakovitz

The storm drains were inspected and there are no problems that need immediate attention.

8. Old Business

- Senearthco website instruction took place on either April 23rd with 4 residents attending.
- Patricia Lall will assist Debbie Ritchie establishing procedures for submitting architectural applications.
- Both front door paint colors have been identified.

9. New Business

- a. Joe Socha and Debbie Ritchie are organizing a project to replace bulbs in exterior flood lights located high on the rear of some units. Unit owner will cover the cost of bulbs.
- b. Joe Socha proposed that we add a list of owner sponsored group projects to the KO section of the Snowden Overlook website to: serve as a historical record, notification of upcoming community support actions, and to notify home owners of these activities are in process.
- c. A motion was made and seconded to renew Joe Socha's membership in CAI. Passed 5/0.
- d. Gutters are scheduled to be cleaned on June 4-5, weather permitting.

10. Open forum

11. Adjournment 8:12 PM

Respectfully submitted
Patricia Harrington
Secretary

ATTACHMENT

Treasurer's report – May 8, 2018

1. Financial statements for April 2018 were reviewed. No exceptions were noted.
2. Cash balances – Operating - \$26,133
Reserves -\$524,836
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 (\$620K) due to the loans taken since we began the lawsuit. The projection is to be for reserves to be

\$577K by December 2018 or approximately \$87K under the recommended full funding (\$664,000) per the reserve study.

5. Revenue was \$22K for April and expenses were \$10K (\$0 K for the lawsuit) resulting in income of \$12K for the month. Expenses were low because there was \$7K budgeted for insurance that was not paid this month, likely to be paid in May and because there were no bills paid for the water intrusion issues. We have an invoice for legal fees of \$12K that will be paid in May.
6. Through April, spending for engineering and legal expenses for water intrusion issues was \$465K. We budgeted spending of \$43K in 2018, and forecasted spending is \$70K. This year we have spent \$27K vs a budget to date of \$14K.