

Kendall Overlook Condominium Association (Kendall 1)
Snowden Overlook Clubhouse
November 10, 2020
Virtual Zoom Meeting
Board of Directors Meeting

Call to order by Marion Thompson, President at 7:04 PM.

BOD members present:

Joe Socha, Vice President
Karen Keane, Treasurer
Pat Harrington, Secretary
Mike Hassett, Member at large
Patricia Lall, WPM Manager

A quorum was present.

- Motion to approve the Agenda was made and seconded. Passed 5/0
- A motion was made and seconded to approve the KO BOD meeting minutes of October 13, 2020. Passed 5/0
- President's Report. Marion Thompson, President
The call for nominations will be mailed on Nov. 12. Mike Hassett was appointed to an open position by the BOD. At the January 12 Annual meeting that position will be filled by election.
There is no BOD meeting scheduled for December.

Homeowners Representative, Gage Pepin

- The investigation to uncover rot around sliding glass doors and windows by removing trim boards revealed that all the homes on the outer ring require the flashing repair at the ledger board.
- The inner ring homes need repair of the ledge flashing above areaways. Door sill pans will be replaced where needed with recessed doors being the exception. These doors are not exposed to the elements, do not leak, so will not need to be removed.
- The crane was on site last Thursday and the 2 doors were successfully moved onto the decks for installation.
- The 3 Juliette balconies needing major repair are currently being worked on by a contractor approved by Duradeck.
- There is approximately a 10-week lead time for the Pella 3 panel door orders.
- Treasurer's Report. Karen Keane
 - a. See attached
 - b. A motion was made and seconded to approve the November 10, 2020 Treasurer's report. Passed 5/0
 - c. A motion was made and seconded to accept the 2021 budget as presented. Passed 5/0 (note that the monthly assessment remains the same)

5. Committee Reports

a. Architectural: Debbie Ritchie.

- We received an application for front yard tree removal and replacement at 8788 EOW. A motion to approve the application was made and seconded. Passed 5/0

b. Landscaping. Pat Harrington

- Landscape bed between 8781 and 8787 EOW has been replanted allowing space for the bench to be purchased in the spring.

- The proposal and the adjusted proposal from AMG with fewer plants for the bed of Skip Laurel shrubs between DEB and EOW across from Clubhouse was higher than expected. Please request bids from other sources.
 - AMG reduced the cost for filling in sink hole behind 8711 EOW. We are waiting for another proposal from a local landscaper.
- e. Welcoming, Becky Socha- We have a new resident at 8733 EOW.
 - d. Social. –Joan Cencula- no report
 - e. Parking. -Ann McCleaf -A ticket was given for an inoperable vehicle.
6. SOCA Report, Pat Harrington
 - a. The front entrance landscaping beds have been redesigned and planting should begin soon.
 - b. The terrace decking area around the Clubhouse will become available soon for use Mon thru Friday 9-5. It will have the same COVID safety rules as the pool. Watch for an email with details. There will still be no access to the Clubhouse interior.
 - c. Social committee is looking for volunteers to help decorate the Clubhouse for holidays. Contact Carol or Christy if you can help. We plan on having an open house for residents to walk through, view decorations and see the remodeled kitchen and fresh painting.
 - d. Food trucks will continue. One is planned for NY day brunch.
 - e. The entrance floor just outside the Clubhouse front door has been repaired.
 - f. The Guardhouse has been repainted and will get new floor, desk and lockers.
 - g. SOCA received response from the police about the car racing and rallies on Snowden River Pkwy. There will be increased police visibility at the park and ride. Residents are encouraged to call the police if you detect anything that sounds or looks like racing or car rally activity.
 7. Management Company Report, Patricia Lall
 - The Gutter cleaning will occur December 11-12.
 8. Old Business
 - A motion was made and seconded to change The Master insurance deductible from 5K to 10K, allowable due to Md Condo Act change. Passed 5/0. Letter will be mailed to home owners about this change.
 9. New Business

We received 3 proposals for a reserve study. A motion was made and seconded to accept the proposal from Becht Engineering for \$2800 providing they also provide the report on an Excel spreadsheet. Passed 5/0
 10. Open forum
 11. Adjournment 8:17 PM

Respectfully submitted

Patricia Harrington, Secretary

ATTACHMENT

Treasurer's report – November 10, 2020

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

1. Cash balances – Operating - \$62,281
 Reserves Regular -\$ 780,653
 Reserve Settlement - \$2,272,644

2. Our current outstanding loan is \$61K. 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. We expect the loan to be paid off in 2021.

3. Reserves are currently \$5K more than the amount in the reserve study (\$775K). The projection is for reserves to be roughly \$12K more than the recommended full funding (\$786K) per the reserve study by the end of 2020. Reserves are fully funded despite a loan balance because the reserve funds have earned interest during the time the loan has been outstanding.

4. Revenue was \$23K for October and expenses were \$22K resulting in income of \$1K for the month.

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

Legal & Bank fees	\$ 170,829
Engineer	69,485
Owner's Rep	99,121
Prepayment to Pella	25,000
Contractors	335,183
Owner Prepayments	-172,262
Total	\$ 527,356

6. Outstanding uncollected assessments are currently \$931.