

Kendall Overlook Condominium Association (Kendall 1)  
November 9, 2021  
Zoom Meeting  
Board of Directors Meeting

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

BOD members present:

Joe Socha, Vice President

Karen Keane, Treasurer

Pat Harrington, Secretary

Mike Hassett, Member at large

Patricia Lall, WPM Real Estate

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 October 12, 2021. Passed 5/0
3. President's Report

Homeowners Representative, Gage Pepin

- We are still having Pella door delivery delays. We are expecting delivery of a large order in a couple of weeks.
- Stone shipment will arrive very soon to finish back of outer ring building 7 and for inner ring building 1. Currently applying scratch coat on building 1 to prepare for stone. Going forward there may be stone installation delays due to colder temperatures. Days must be above 40 degrees with temperatures rising.
- SRS has had up to 16 workers on site so they are moving quickly.
- The last building is outer ring building 2. They will concentrate on finishing the work below decks on all units and install doors and decking on main level last.

Marion Thompson, President.

- The remainder of turf replacement will take place in the spring after repairs are done.
- Will be getting bids on the painting/replacement of deck rim boards
- The loan is in underwriting. It will go to settlement between December and January 15.
- There will be no KO Bd. meeting in December.
- Two board member seats will be open in January. Call for nominations email was sent and hard copies will be mailed by November 11.
- Nominations must be turned in by December 10.
- Marion will contact Ray Burke about the letter of completion.
- Condolences were extended to Fred Merther on the passing of his wife, Kathy Italliano Merther.

4. Treasurer's report. Karen Keane

- a. See attached
- b. A motion was made and seconded to approve the November 9, 2021 Treasurer's report. Passed 5/0
- c. A motion was made and seconded to accept the 2022 budget. Passed 5/0

5. Committee Reports

- a. Architectural: Debbie Ritchie. No report
- b. Landscaping. Pat Harrington
  - The removal of the dead Skip Laurels will occur this week with replacements in 2-3 weeks.
- c. Welcoming, Becky Socha, no report.

- Margie Cronhardt has visited all but one of the 5 new residents.
- d. Social. –Joan Cencula-  
A “Shoveunder” event is planned for January and an outing to see “Calendar Girls” in March.
  - e. Parking. -Ann McCleaf – no report.
6. SOCA Report, Pat Harrington
- a. Changes in Clubhouse rules as determined by CCD guidelines.
    - Masks no longer required
    - Masks recommended for unvaccinated people or those vulnerable to infection.
    - Eating and drinking allowed
    - Guest are allowed in Clubhouse with signed waiver.
    - Orange bands still required in Clubhouse to show waiver has been signed.
  - b. Snacks will be provided to resident groups meeting in Clubhouse.
  - c. Gym use for residents only and with signed waiver.
  - d. The equipment in Gym has been moved around to provide more room.
7. Management Company Report
- a. A hold was placed on the sidewalk grinding by Precision Concrete until December 1<sup>st</sup>, to allow investigation of “slab jacking” as a possible solution for trip hazards
  - b. Long Reach Architectural committee has approved the removal of chimneys at 8725 and 8794 EOW. Columbia Roofing will schedule the repairs asap. Several other roof leaks are repaired and waiting for the interior repairs.
  - b. Patricia has requested BECS to review and edit scope of the caulking and painting project before bids are sent out for the work.
  - c. The houses will be power washed before painting.
8. Old Business
  9. New Business.
  10. Open forum
  11. Adjournment 8:19 PM

Respectfully submitted

Patricia Harrington, Secretary

#### ATTACHMENT

Treasurer’s report – November 9, 2021

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

1. Cash balances – Operating - \$270,837  
Paint reserve - \$20,833  
Reserves Regular - \$863,971  
Reserve Settlement - \$224,163  
Special Assessment - \$1,233,000

2. Our current outstanding loan from reserves is \$9K. We paid \$4K this month and will pay off the loan in 2021.
3. We have finalized the reserve report with Becht. We expect to need to transfer approximately \$22K from operating to bring our year-end balance in line with the funding required by the study.
4. Revenue was \$481K for October (includes a special assessment revenue \$453K) and expenses were \$330K (includes \$297K transferred to Special Assessment reserve) resulting in income of \$150K for the month. Excluding the special, the loss was \$6K. Additionally, \$4K was used to reduce the outstanding loan. Through October, we are favorable versus budget by \$252K (\$212K of the variance is due to the special). As planned, we used \$44K to pay down the loan. YTD Savings versus budget in Legal (\$9K), Insurance (\$2K) and lawn contract and landscaping (\$3K) were offset by snow removal costs (\$18K), Taxes(\$2K) and charges budgeted in 2020 that were not invoiced until this year (Reserve Study (\$3K)).
5. For the month of October, we have spent the following from the settlement:

Legal & Bank fees	\$	1,103	
Engineer		-	
Owner's Rep		-	
Prepayment to Pella/SRS			-
Contractors		193,386	
Owner Prepayments		-	
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Total		\$194,489	

6. Through October we have spent the following from the settlement:

Legal & Bank fees	\$	198,714	
Engineer		174,658	
Owner's Rep		245,052	
Prepayment to Pella/SRS		40,000	
Contractors		2,253,700	
Owner Prepayments		-362,299	
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Total		\$ 2,549,825	

7. Outstanding uncollected assessments were \$21K at the end of October from 7 households. 9K has already been collected. They will be subjected to the normal collection processes.