

Kendall Overlook Condominium Association (Kendall 1)  
Snowden Overlook Clubhouse  
October 13, 2020  
Virtual Zoom Meeting  
Board of Directors Meeting

Call to order by Marion Thompson, President at 7:03 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.

1. Motion to approve the Agenda was made and seconded. Passed 4/0
2. A motion was made and seconded to approve the KO BOD meeting minutes of September 8, 2020. Passed 4/0
3. President's Report. Marion Thompson, President
  - Homeowners Representative, Gage Pepin sent an email about the doors for homes in the outer ring. The email went to inside ring homes as well to keep all residents informed. Report from Gage Pepin.
  - The investigation to uncover rot around sliding glass doors will begin on Thursday and take 2 days. Trim on the top of doors and windows under decks will be removed. On the inner ring, door trim will be removed from the bottom of the sliding glass doors.
  - Installation of stone has begun on the backs of the homes already repaired.
  - All flashing issues must be repaired to make homes water tight.
  - The approach going forward to improve efficiency, saving labor cost and time will be to work on one building at a time. The buildings are numbered 1-8 on the outer ring. Currently finishing building 3 (addresses 8778 -8764) and moving clockwise around the community, finishing with buildings 1 and 2.
  - We roughly estimate about 3 months per building but time will vary with number of units per building, weather, material availability etc.
  - Work on inner ring homes should begin soon as a second crew is being assembled.
  - The 3 Juliette balconies will be repaired by a contractor approved by Duradeck. The balcony work will be going on while the SRS crews are working on the backs of units.
  - We expect to use 4 parking spaces in the lot on the north side of community for storage of supplies as they arrive, especially decking.
4. Treasurer's Report. Karen Keane
  - a. See attached
  - b. A motion was made and seconded to approve the October 13, 2020 Treasurer's report. Passed 5/0.
5. Committee Reports
  - a. Architectural: Debbie Ritchie.
    - We received an application for landscaping the front yard of 8776 EOW. It was reviewed and revisions were made. A motion to approve the revised plan was made and seconded. Passed 5/0
    - We need to have the front door painting project approved by Long Reach Architectural Board. We have arranged to do this with one application. To accomplish this, we will be asking you to sign for your door color changes. A

volunteer will be knocking on your door or you can contact Pat Harrington and arrange to sign.

b. Landscaping. Pat Harrington

- Thanks to Curt Moy for watering the monument bed at entrance to KO. It looked beautiful all summer.
- The drainage swale with sod was installed between 8719 and 8723 EOW.
- Tree branches scraping 2 homes on the inner ring were trimmed.
- Landscape bed between 8781 and 8787 EOW is to be rearranged. The planting crew did not leave room for the bench we intend to purchase in the spring.
- Grass was aerated and overseeded last week. Yesterdays rain will help germination of the seed.
- Waiting on a proposal from AMG to replant the missing Laurel shrubs in the bed between DEB and EOW across from Clubhouse.

e. Welcoming, Becky Socha- no report

d. Social. –Joan Cencula- no report

e. Parking. -Ann McCleaf -no report

6. SOCA Report, Pat Harrington

a. Clubhouse painting is to begin by end of October.

b. Pool is officially closed and winterized.

c. The landscaping of the Snowden Overlook entrance has been approved and should be planted this fall.

d. The irrigation system at community entrance is working now.

e. SOCA is looking to repair or replace the entrance floor just outside the Clubhouse front door. The surface around the edges is crumbling and there are cracks in the design.

f. SOCA is drafting a letter to the police, Calvin Ball and other officials about the drag racing on Snowden River Parkway and the noise disturbance it creates on Friday and Saturday nights. SOCA is requesting police surveillance of the area including the Park and Ride where they gather and party with loud music.

7. Management Company Report, Patricia Lall

- The inner ring benches and concrete pads they sit on have been power washed. A clear stain will be applied after they dry.
- The bids to repair the open hole at the drain in the inner ring behind 8799 EOW seem high. Joe wants to talk with AMG about the process.
- The draft budget was mailed to homeowners on October 9.

8. Old Business

- The Master insurance deductible increase from 5K to 10K by October 1, 2020. Waiting on quote from Schoenfeld.
- We have received 3 bids for the reserve study. There will be some changes in the new study, primarily based on maintenance responsibilities from gutters and downspouts and privacy fencing.

9. New Business

We received proposals for landscaping and snow removal contracts. A motion was made and seconded to continue with AMG and approve their contract. Passed 5/0

10. Open forum

11. Adjournment 8:38 PM

Respectfully submitted

Patricia Harrington, Secretary

ATTACHMENT

Treasurer's report – October 13, 2020

Preliminary financial statements for September 2020 were reviewed. Minor exceptions were noted and are under investigation.

1. Cash balances – Operating - \$63,326  
Reserves Regular -\$ 768,194  
Reserve Settlement - \$2,390,244
2. Our current outstanding loan is \$64K. 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 \$2K less than the amount in the reserve study (\$770K) due to the loans taken since we began the lawsuit. 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. 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 \$24K for September and expenses were \$14K resulting in income of \$10K for the month.
5. Through September we have spent the following from the settlement:

Legal & Bank fees	\$ 155,808
Engineer	49,425
Owner's Rep	78,124
Prepayment to Pella	25,000
Contractors	150,038
Owner Prepayments	-48,640
<hr/> Total	<hr/> \$ 409,755

6. Outstanding uncollected assessments are currently \$1,350.