

Kendall Overlook (Kendall 1)
Snowden Overlook Clubhouse
March 9, 2016
Condominium Association Meeting

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

BOD members present:

Marion Thompson, President

Pat Harrington, Secretary

Karen Keane, Treasurer

Joe Socha, At Large

A quorum was present.

There were 17 members of the community present

1. Motion to approve the agenda was made by Keane and seconded by Socha.
Passed 4/0
2. Motion to approve KO board meeting minutes of February 10, 2016 was made by Keane and seconded by Socha. Passed 4/0
3. President's Report: Marion Thompson
 - a. KO organization
Marion Thompson, President
Debora Plunkett, Vice President
Pat Harrington, Secretary and SOCA representative
Karen Keane, Treasurer
Joe Socha, At Large
 - b. Committees
Architectural, Leon Thomas, Chair, Karen Keane, BOD contact
Landscaping, Jim Banahan, Chair, Pat Harrington, BOD contact
Maintenance, Susan Gearing Chair, Joe Socha BOD contact
Parking, Ann McCleaf, Chair, Debora Plunkett, BOD contact
Social, Judy Morrison, Chair, Marion Thompson, BOD contact
Welcoming, Becky Socha, Chair, Pat Harrington, BOD contact
 - c. Ryland update
On Feb. 26th the BOD met with Becht to discuss findings. All inspections have been completed. Becht reported that they found defects in 100% of the homes they investigated but water damage in only 80%.
Becht will need the results of the prototype repair to establish cost and to write their report.
Burke informed us that the settlement conference has been scheduled for Dec. 1, 2016 at 11:00AM. Ryland has agreed to mediation.
Ryland has included 6 sub-contractors in the lawsuit.
 - d. CAI seminar attended by Marion Thompson, Joe Socha and Pat Harrington.
We want to look into joining CAI for information on condominium management, support, and networking.
4. Treasurers Report, Karen Keane
 - a. January cash balances are \$30K operating and \$423K reserves
 - b. Forecasting indicates a \$20K operating cash shortage in March. Keane motioned that the BOD authorize transfer of \$50K from reserves to operating cash if needed seconded by Socha. Passed 4/0
 - c. Reserve shortage is \$61K with \$57K needing to be repaid.
 - d. Income was \$20K for the month and expenses were \$10K resulting in gain of \$10K for month..

- e. Through January spending for engineering and legal expenses for water intrusion issues was \$50K.
5. Snow Report
- Mainscapes invoice to remove January's 30 inch blizzard is \$27,330. We are spreading the payments over 4 months. Expect to catch up with income to pay for snow removal invoice by June.
 - A meeting was held with residents to discuss snow removal. Now a meeting with Mainscapes will be arranged to share our ideas and concerns.
6. Committee Reports
- a. Maintenance, Susan Gearing
Thanks to the 60% of residents who returned surveys.
Becht has chosen 8754 EOW as the prototype repair house due to the significant damage from water infiltration. Hope is to begin rest of community repairs this summer.
Our roofs are in great shape.
 - b. Architectural, Leon Thomas.
Application to replace garage door at 8772 EOW was presented. Keane moved to approve seconded by Socha. Passed 4/0
 - c. Landscaping, Jim Bannahan.. No report
 - d. Welcoming, Becky Socha . No report
 - e. Social, Judy Morrison , No report
 - f. Parking, Ann McCleaf.
In February there were 16 violations noted but only 5 tickets were issued, primarily to residents parking overnight in visitors parking. No tickets were issued to chronic offenders.
7. SOCA report, Pat Harrington
- a. Feb. 22nd meeting was cancelled for lack of a quorum.
 - b. Proposals are being collected for heating the "Terrace Room". Space heaters will be used for events temporarily.
 - c. Pool opens May 7th. Summer pool hours will be 12:30-8:30PM.
 - d. Request went out for CPO volunteers. These trained volunteers allow the pool to be open in May and September and daily during summer season from 9-12:30 when a lifeguard is not present. Thank you extended to our own Wendy Banahan for volunteering.
 - e. Residents are working on policy and ideas to hold a craft show in October in the Clubhouse.
8. Management report
- a. 3 garage door issues. Need to schedule hearings for next meeting
 - b. Drainage and erosion issues noted that need attention.
 - c. There was discussion of violations and having a walk around with Joe Socha participating.
9. Old Business:
- a. Broken garage door at 8794 EOW..
 - b. Karen Keane has completed webmaster training for KO.
 - c. A letter has been sent to the residents with under age children living in the home and Marion has personally talked to them. Our lawyer is drafting a letter informing them that the children need to be removed from the house. It is expected that the BOD will negotiate with them setting a date for them to comply with our bi-laws.
10. New Business

- a. The Board is going to schedule a meeting with our new insurance provider.
- b. The Snowden Overlook website needs updating with current Board members names and positions. Pages 7 and 8 of our declarations are missing on the website and need to be added.
- c. Board will investigate securing a loan for repairs.

11. Open Forum

12. Adjournment was at 8:30PM with a motion by Socha and seconded by Keane.
Passed 4/0

Respectfully submitted
Patricia Harrington
Secretary