

Kendall Overlook Condominium Association (Kendall 1)
Snowden Overlook Clubhouse
September 13, 2017
Board of Directors' Meeting

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

BOD members present:

Marion Thompson, President

Debora Plunkett, Vice President (also acting as Secretary)

Karen Keane, Treasurer

Absent: Pat Harrington, Secretary and Joe Socha, Member-at-large

A quorum was present.

1. Motion to approve Agenda was made and seconded. Passed 3/0
2. A motion was made and seconded to approve the KO BOD meeting minutes of August 9, 2017. Passed 3/0.
3. President's Report: Marion Thompson
Attorney, Ray Burke's report on Mediation:
 - Meeting was held between the contractors and Mr. Stanley. Per Mr. Stanley, the meeting went well.
 - Mr. Burke expects that K1 will soon be presented with a proposal regarding restoration of K1 properties.
 - To the question of why it has taken so long to make progress, Mr. Burke said it was a combination of summer vacation schedules and too many decision-makers involved. He is hopeful that things will move faster now that it is almost fall.
 - There was a general discussion among Board members and residents about the length of time this process has taken (two years to date), and the desire to move it along. Ms. Thompson committed to continue to pressure Mr. Burke to make progress on behalf of K1.
4. Treasurer's Report: Karen Keane
 - a. See attached
 - b. A motion was made and seconded to approve the Treasurers report. Passed 3/0
 - c. Ms. Keane noted that we will be approximately \$95K short of our reserve study target by the end of 2017, and that we will need to determine if we can restore that amount without raising fees.
5. Committee Reports
 - a. Architectural: Michael Hassett -not present
 - b. Landscaping: Jim Banahan-not present. Patricia Lall reported that there is a dead tree behind 8774 EOW and it must come down.
 - c. Welcoming: Becky Socha not present
 - d. Social: Joan Cencula reported that the next social event will be on November 7th at the clubhouse. It will be a Taco Tuesday event with food catered in. More details are forthcoming.
 - e. Parking, Ann McCleaf – not present.
6. SOCA report, Marion Thompson for Pat Harrington
 - a. A locked box has been installed on the wall outside of the Clubhouse office for residents to use to deposit checks for events or rentals.
 - b. Officer Kendall is the newly assigned police officer serving SO.
 - c. The new higher toilet has been installed in the upstairs lady's restroom.

- d. WPM thanked SO for their generous contributions to the “back to school” supplies drive.
- e. WPM is proposing a Thanksgiving food drive and a Christmas toy drive. The SOCA BOD requested that the donations be distributed in Howard County.
- f. There was a lot of discussions regarding the role of SOCA as the governing responsible “Architectural Board” (according to SOCA declaration). Architectural application procedures are handled differently by each condo association. Since WPM is the management company for SOCA, all approved architectural applications should be sent to WPM upon completion to be archived. More information to follow as decisions are made to simplify the process.
- g. The food drive will benefit the Howard County Food Bank, and will be held 9/15 – 10/13/17.
- h. The SOCA annual meeting will be held at 7PM on 9/25/2017 where there will be an election for two Board Members for the KO 3 and Villas 2 seats.

7. Management Company Report, Patricia Lall.

- a. All reported violations are now in compliance with the exception of one at 8719 EOW.

8. Old Business

- a. Regarding satellite dishes, four residents will receive letters advising them that even though they have not signed the satellite waiver letters, they are still responsible for any damages to roofs caused by the dishes. The proposed letter was edited by the Board, and a vote was taken to approve the new letter. It was approved 3/0.
- b. Regarding the resolution to formalize gutters and downspouts, there were a number of comments from residents (noted as follows). The BOD voted 3/0 to approve the Resolution.
 - a. The resolution as written is confusing, particularly as it relates to what should be done when gutters or downspouts cause damage to Association property.
 - b. Other home owner associations take responsibility for gutters and downspouts, and none researched treated gutters and downspouts as homeowner responsibilities;
 - c. Dislike of the attorney that developed the Resolution;
 - d. Cost for attorney’s fees should be disclosed tonight (BOD advised that the fees are available for all homeowners to review);
 - e. The Resolution has too many words;
 - f. There was a question regarding what would happen if an agent of the Association breaks a gutter or downspout. The BOD responded that the agent would be responsible.
 - g. Gutters and downspouts were improperly installed, and this caused water intrusion under a resident’s driveway.
- c. Regarding painting of front doors, the BOD decided not to vote on the proposals given the cost and the likelihood of impacts to the doors with the impending repairs from water intrusion. A resident suggested that a can of paint be purchased for homeowners to self-paint their doors, and to even paint the doors of residents that are unable to do so for themselves. The BOD agreed to check on this possibility, beginning with getting the correct color(s) for doors.
- d. Regarding delinquent homeowners, the issue remains that the two homeowners in question continue to file for bankruptcy as soon as legal action is taken by KO or SOCA. The BOD will continue to work with counsel to explore aggressive options to address these delinquent accounts.

9. New Business

There was no new business.

10. Open forum

11. Adjournment 8:22 PM

Respectfully submitted
Debora Plunkett

ATTACHMENT:

Treasurer's report – July 12, 2017

1. Final Financial statements for June 2017 were reviewed. No exceptions noted.
2. Cash balances – Operating - \$75,770
Reserves -\$298,116
3. We took loans totaling the \$306,000 from reserves. We have made the first payment on the loan (\$27,036) in May, and our new outstanding balance is \$279,176. I forgot to make a June payment, so have initiated a payment of 54,072 this month (July). I have increased the estimates of the payments for November and December by a total of \$10,000 since our current cash position is strong.
4. Reserves are currently \$273K less than the amount in the reserve study due to the loans taken since we began the lawsuit. The projection of \$503,000 is \$95,000 under the recommended full funding (\$598,000) per the reserve study by December 2017, due to additional spending for the lawsuit, offset by the infusion of cash from the special assessment.
5. Revenue was \$42K for June and expenses were \$23K (\$10K for the lawsuit) resulting income of \$19K for the month.
6. Through June, spending for engineering and legal expenses for water intrusion issues was \$406K. We have budgeted spending of \$70K in 2017, and the current projection of 2017 spending is \$102K.
7. The draft budget is due in October.