

Kendall Overlook Condominium Association (Kendall 1)
Snowden Overlook Clubhouse
March 12, 2019
Board of Directors Meeting

Call to order by President, Marion Thompson at 7:08 PM.

BOD members present:

Marion Thompson, President

Karen Keane, Treasurer

Pat Harrington, Secretary

Joe Socha, At large

Patricia Lall, WPM manager

Absent: Debora Plunkett, Vice President

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 February 12, 2019. Passed 4/0
3. Presidents Report. Marion Thompson

Ryland Update:

- Court appointed mediator, Neil Dilloff, has been approved by all parties.
- Deposition of James Anderson was halted on March 6th due to a missing report.
- James Anderson and Bill Hasselman's depositions are rescheduled for April 1st.
- Working to have mediation scheduled for May 6-8th.
- Burke will wait for the next couple of months' payments until after settlement.
- Survey will be sent to homeowners in the near future.

Status of 8719 EOW:

The new owners are rehabbing the unit and expect it to be ready to go on market in 2-3 weeks.

4. Treasurers Report. Karen Keane
 - a. See attached
 - b. A motion was made and seconded to approve the Treasurers report. Passed 4/0
 - c. A motion was made and seconded to reallocate KO funds to maximize interest and keep money in money market deposit accounts. Passed 4/0
5. Committee Reports
 - a. Architectural: Debbie Ritchie. No report
A motion was made and seconded to approve the architectural change form submitted by owners of 8719 EOW to remove chimney from roof. Passed 4/0
 - b. Landscaping. Three trees removed in fall will be planted in spring.
 - c. Welcoming, no report
 - d. Social. – Joan Cencula
April 6th- Bob Evans for breakfast
June 21st- Food Truck returning.
 - e. Parking. No report
6. SOCA Report, Pat Harrington
 - a. Theater room carpeting has been installed and is the room is currently being enjoyed by residents to play games.
 - b. SOCA reserve study by Criterium Harbor Engineers will begin this month with first meeting scheduled for March 27th.

- c. The new banquet room chairs are expected to be delivered by the end of March. The current banquet room chairs will be moved into the game room.
- d. The living room floor will be scheduled for refinishing at end of April.
- e. SOCA is investigating replacing all Snowden Overlook street lights with LED bulbs to provide the same white lighting throughout the community.
- f. Patricia Lall is looking into pricing for installation and servicing of 4 pet stations to be located along Dried Earth Boulevard.

7. Management Company Report, Patricia Lall

- All roof leaks have been repaired with a few interior repairs still to be scheduled.
- Chimney at 8719 EOW scheduled to be removed on Thursday March 14th, paid by the owner with roof and interior repairs made by KO condominium association.
- There is legislation proposed (House Bill 249) to change the Maryland Condominium Act increasing Master Policy deductible from \$5000 to \$10,000.
- Gutter cleaning is scheduled for June 14-15.
- Patricia Lall was asked to send a letter to homeowner for possible violation of our documents by renting out rooms in their home on a short-term basis.

8. Old Business

- The BOD reviewed the architectural committee's first draft to change current architectural guidelines. The document compares Long Reach rules, current KO rules and KO declarations and bi-laws. Board approved next steps.
- The BOD would like to establish a committee to research the painting of the front doors. This committee would recommend to the BOD color selections, how to proceed with determining which doors get which color and how to consider homeowner preferences. Submit name to Pat Harrington if interested in joining this committee. Joe Socha will be the Board member responsible for this committee.

10. Open forum

11. Adjournment 8:00 PM

Respectfully submitted

Patricia Harrington
Secretary

ATTACHMENT

Treasurer's report – March 12, 2019

1. Preliminary financial statements for February 2019 were reviewed. No exceptions were noted.

2. Cash balances – Operating - \$10,794
Reserves -\$532,509
3. We originally took loans totaling \$306,000 from reserves. An additional \$50,000 was taken in between October 2018 and February 2019. Our current outstanding loan is \$160K. We have not budgeted any payments on this loan for 2019.
 4. Reserves are currently \$142K less than the amount in the reserve study (\$674K) due to the loans taken since we began the lawsuit. The projection is for reserves to be \$587K by December 2019 or approximately \$142K under the recommended full funding (\$729,000) per the reserve study.
 5. Revenue was \$26K for February and expenses were \$60K (\$33 for the lawsuit) resulting in a loss of \$34K for the month.
 6. Through February, spending for engineering and legal expenses for water intrusion issues was \$633K. We budgeted spending of \$96K in 2019, and projected spending is \$159K. The projection for legal fees was increased by \$30K based on the large invoice recorded in February.
 7. In September, we approved loans of up to 50K from Reserves to operating. We have borrowed \$50K. Projections indicated that we would have shortfalls over the next several months due to legal costs. Burke has agreed that we can delay payments to his firm for the next several months rather than borrowing from reserves.
 8. Outstanding uncollected assessments are currently \$843.
 9. Our CD (1.19% at Congressional) came due on March 8. Now all our reserves are in money markets as follows:
 - Community Association Bank \$127,066 at .45%
 - Revere Bank \$202,053 at 1.35%
 - BB&T \$102,489 at .25%
 - Congressional Bank \$100,900 at 1.74%

We need to discuss reallocating this money and how much we can afford to tie up in a CD. Congressional has a CD at 2.55% for 12 months with a 6 month penalty for early withdrawal. At a minimum we should move the money at BB&T to the Congressional Money Market.