

Minutes of the meeting on August 15, 2022

Board members present

Sarah Taylor, President

Marilyn Fisher, legal

Deborah Saunders, social

Marjie Goodman, Vice President, communications via telephone

Michael Grier, Village Mgt.

The meeting was called to order and the minutes of the May 16, 2022 meeting were accepted. Sarah Taylor gave the presidents report. She started by talking about two laws approved by the Maryland Condominium Act - the reserve study and reserve funding law which will take effect on October 1, 2022. Marilyn Fisher discussed this law later in the meeting. In October 2021, a law on electric cars and charging stations was passed and John Braun discussed this law later in the meeting.

Storm Water Management was discussed. Bouton Green North experiences tremendous storm water issues as the hill behind them (Roland Mews) dumps a tremendous amount of water into their backyards. This has been a longstanding issue and for many years cures have been created that have not worked. Roland Mews will address this problem by creating swales that will direct the water west (towards I83). A trench, swale, will be created in front of the berm this September to dump any excess water at the bottom of the hill towards 83. Several homeowners have experienced in other areas have experienced flooding in their patios which have been addressed by creating smaller swales/berms to redirect the water. Palmer Green north also needs a larger swale, where the retaining wall was put in.

Housekeeping issues were discussed. Homeowners have begun to put potted plants on common areas which is not permitted. We don't want the community to look junky. We want to retain a clean mid century modern look. Potted plants should be kept inside your fence walls and exterior wall art and ornamentation should be minimized.

Respect your neighbors gardens. Many homeowners spend money to beautify their grounds and when people don't curb their pets, their gardens get destroyed. One homeowner felt that people from the Harper House bring their pets into our community and do not curb their dogs. It was suggested we add signage to address this. One neighbor asked about where to put garden refuse, and it can be put in with your trash.

Several board members terms will expire in November. It is great to have new blood and ideas, so it is encouraged that homeowners run for Board positions.

The website has taken some time to create. The purpose for this site is to be transparent and to have a resource center for information. It will also have a password protected directory so that it can be self maintained. It will contain information relevant for living in our community. It should be completed in September.

Mike Grier addressed management. We had a serious issue with a water valve on Bouton Green that has been fixed.

Four homes were painted and many fences are getting fixed. He discussed arrears - there are several homeowners that are behind on monthly dues and one homeowner that is several

months in arrears. The reserve statement was discussed and FIOS is doing a feasibility study to bring it into our community. At this point FIOS is all around Cross Keys, but not within our community. DPW will be scheduling a repair at the entrance to Olmsted Green, but it has not yet been scheduled. Community Tree has done a great job and fortunately there haven't been many falling trees this year.

Marilyn Fisher read the TREASURERS REPORT. Currently we have \$282,963.04 in our Reserve Account and \$144,446.74 in our operating budget. We add over \$10,000 a month to our reserve account. Marilyn discussed the new laws about Reserve Studies and budgeting for our Reserve Account. This law goes into effect on October 1, 2022 and mandates that every community (HOA, CONDO ASSOCIATION & COOPS) have a reserve study done every five years. Our last Reserve Study was done in September 2020. We do not have adequate funds in our Reserve Account, but will continue to add 21% of our monthly fees to this fund every month. We have addressed most of the issues that our reserve study budgeted for (retaining wall, walkways, fascia board, roofs) so the report is not accurate or current. Marilyn also stated that we would probably need to increase our monthly fees by 5 - 10% a month next year. Marilyn stressed that our lawyer felt that we were in better shape than most condos. Banks that give financing to buyers will be looking at our reserve funds before they will lend money on condo purchases.

Deborah Saunders discussed the Social Committee. She will be getting off the Board this November for personal reasons. She's directed community outreach and welcomed new homeowners and orchestrated the very successful summer party on the meadow. This spring party was wonderful. Over 50 homeowners came to the afternoon party which was catered by Mary Bartolota and Dean Routson who graciously created & donated the delicious food to the event. Deborah welcomed Sarah White who bought 18 Bouton Green Court.

John Braun discussed electric car charging stations. He will be conducting a study to determine how many people will be purchasing electric cars. Because of the layout of our parking, the electrical cords could look unsightly. The government will be issuing tax benefits for people purchasing electric cars. In October 2021 it was voted by the Maryland Condominium Act that communities cannot unreasonably deny any homeowner the right to an electric car charging station, provided the homeowner gets approval from the architectural committee. He is a terrific resource for any homeowner looking to go electric and is available to discuss options for charging.

Mike Grier discussed CKMC. CKMC recently had their own reserve study done and put on hold some improvements to our pools, pending the reserve study. He discussed work being done at the south end regarding electricity. He said that the new rental high rise would commence in 2023 and would probably take 18 months to complete. The Village is undergoing a facelift and looking very good. The tennis barn will come down in 3 weeks. There will be a new tennis pickle ball court created. However, across the street on Baltimore Country Clubs former site, there will be public pickle ball courts. To access the tennis courts on the north end you will need to obtain a key so that no-one excepts residents can use them. The new cafe is scheduled to open in March 2023. Retail space is taking awhile to fill probably because of the rent that is being charged, which could be mandated by the bank that is funding this project for CVP Partners. A veterinarian will be coming to the community soon and they will have a green patch for dogs to play on.

The meeting was adjourned at 7:30.