

Board Notes

DATE: 2/23/2022 Clubhouse

Board Members

Sarah Taylor – President

Marjorie Taylor – Vice President/ Communications

Deborah Saunders – Social

Brian Devlin – Landscaping

Judi Devlin- Secretary

Gail Mandel – Treasurer – (Not present)

Marilyn Fisher – Legal

Mike Grier – Property Manager

Call to Order – 6:30

Sarah Taylor asks for minutes to be accepted. Minutes were accepted.

Presidents Report

1. Update on roofs –
 - a. Many are complete and work to complete the remaining 21 roofs will commence this Spring.
 - b. While there are those residents who feel we should replace 11 roofs this year and the remaining 10 in 2023, so as to keep our reserve account better funded, the BOD felt that we have an excellent roof quote now that might go up if we wait a year to complete the job.
2. Concrete Repair
 - a. Repairs will be continued on an ongoing basis with priority given to unsafe areas and tripping hazards
 - b. When corners must be done curb cuts will be made to ensure handicap access.
3. Painting
 - a. A limited number of homes with painted fronts that have failing exterior paint will be painted this year.
4. Storm water management – Landscape Committee reported on this topic – See below
5. Directory – Hand delivered by Sarah and Marjorie
 - a. Marjorie was recognized for all her efforts on this project
6. Website – Under construction

Landscaping Committee

Rod (Petrick) and Valerie (Wilson) walked the property earlier in February and came up with a comprehensive list of small and larger projects that will be formally reviewed and prioritized.

Sarah, Mike, Rod, Rick Balog from VM Landscaping and I met with reps from DMW Landscape Architects to discuss Stormwater Management issues. A plan is being developed and action items will be prioritized and costed out.

DMW will send a follow up letter for a meeting with adjoining properties to discuss run-off issues and an action plan.

Treasurer's Report -Judi Devlin reporting for Gail Mandel

As of January 2022, there is \$288,630.69 in our reserve account. One of our goals for 2022 is strengthening our reserves. We contribute \$130,090 to the reserves from our fees each year. In addition, we have infrastructure projects that we will manage over time in accordance with our Reserve Study. We will continue to get bids on our projects and pay the best price for the best work. As we work through 2022 and beyond, we will continue to monitor the amount that we have in reserves to ensure that we are funded to pay for our expenses and those unexpected expenses.

Social – Deborah Saunders

1. Committee continues to welcome new residents to Condo 1, reported on successful holiday projects and hinted at plans for Spring

Community Updates:

1. Feasibility Study will be conducted re: bringing Verizon (FIOS) to Cross Keys.
2. Some signage will be changed
3. Gatehouse will be dedicated to James Rouse