

CONDO 1 QUARTERLY MEETING MINUTES

February 7, 2024

Cross Keys Club House, 6 pm

In attendance: Sarah Taylor, Kate Kenny, John Braun, Gail Mandel, Mike Grier

Minutes from the prior meeting were approved.

I. President's Report; Sarah explained that Mike Grier will continue to supervise Condo 1 management through the end of June, 2024 and after that if needed, as we transition to Bader Management. Mike explained that Bader will continue to use the on-site offices as usual and he took questions regarding payment options and use of the new portal. Employees and maintenance staff will remain in place.

A. The Board and residents at the meeting thanked Mike and Luann for their many years of wonderful service to Condo 1. They have been on site for the past 40 years and have a wealth of knowledge about our community that they will pass along to Bader.

B. Who will replace Mike as dedicated manager is still to be determined.

C. Sarah suggested any resident who is having trouble using the portal should contact Damian for help as he is proficient at technology or contact Bader by phone.

D. The minutes for CKMC meetings can be found at: www.crosskeyscondo1.info

11. Social Committee Report

The Social Committee has invited us all to a Valentine's Day Party at the Club House on Feb. 14, 2024, 3-5 pm. We hope you will all attend and encourage your friends and neighbors to join us. Please RSVP to deanroutson1@gmail.com; they will be providing homemade treats and it will help them to know how many guests to plan for.

!!. Management Report

Masonry work at 4 Hamlet Hill and 28 Olmstead Green has been completed at a very good price. Extensive masonry work was done at 46 and 48 Palmer Green because a vehicle crashed into the wall. We don't know who did this, but think it was probably a commercial vehicle.

111. Landscape Committee Report;

Our new landscape vendor, Brightview, will begin soon with a winter/spring clean up and cutting back of ornaments. Please look for an email from us alerting you to when they'll be here so you can sweep/blow leaves and debris onto the common areas for them to remove.

If you prefer that Brightview not maintain any area outside of your fences, please place flags there to alert them. If you need flags, contact Valerie Wilson who has a supply of them.

We will be organizing another Garden Day soon as our first one last fall was very successful.

Please watch for an email from the Landscape Committee that, we hope, will help to clarify our rules regarding landscaping. Primarily, doing any gardening outside your fences must be approved by the Landscape Committee. This includes removing and/or adding any new material.

Trees that have been planted too close to hardscaping have caused expensive damage to patios, roofs and, especially sewer lines. Please do this research when considering planting any trees on your patios, even small ones.

A major focus for us this year will be removing growth from our fences as this promotes deterioration of the wood. Residents are asked to take care to make this effort inside of your fences and landscape crews will prioritize this in the common areas.

Our landscape crews are directed to follow instructions from their crew leaders, not residents. If you have concerns about any landscaping issues near your home, please contact Kate Kenny and she will pass them along to our account manager at Brightview.

Barry Phipps has organized a volunteer planting group that can help us take care of small maintenance and planting projects in our neighborhood. Please contact her or a member of the Landscape Committee if you'd like to join us.

1V. Architectural Committee Report

An inspection of our fences will begin mid-February and notices will be sent to owners who need to remove growth.

Watch for an email that will attempt to clarify the rules regarding maintenance of the fences. Please remember that all limited common property is owned by the HOA while owners have exclusive use of these areas.

The maintenance of fence surfaces inside patio areas is the exclusive responsibility of owners. This includes cleaning and keeping the stain in good condition. This is important for the longevity of our very expensive, custom-made wood fences.

Our insurance policy will be up for removal in April of this year. Please know that rates have increased substantially and the Board has been doing a lot of research as to our options. This, of course, is a Nation-wide concern, but our aging infrastructure has led to several failures that require repair. The Board recommends using a root-dissolving formula to keep sewer pipes clear of blockages from trees. The 2 brands recommended are RootX and Roebic K77 but there are others.

Maintenance crews are on call 24/7. 410-435-2211

V. Financial Statement as of 12/23

Operating account has \$149,372 and Reserves account has \$307,016.19

Total assets \$461,401.91

Meeting was adjourned at 7:20 pm.

Respectfully submitted by Kate Kenny, secretary.