

CONDO 1 – QUARTERLY MEETING – AUGUST 28, 2024

Present: Sarah Taylor, Barry Phipps, Gail Mandel, John Braun, Marilyn Fisher and Kate Kenny. Also present, Jo Ann Weaver and Mike Grier
Meeting was called to order at 6:04 pm.
Minutes from May meeting were approved.

II. President's Report

Barry Phipps was introduced as a new member of the BOD. She will be working with Landscaping and specifically with Community Tree and will supervise the care and planting of our trees.
Jack Tranter will be on the ballot in November to run as a new BOD member.
The community was reminded that Jo Ann Weaver is our property mgr jaweaver@dhbader.com
The Village is alive with new restaurants and shops, and it's wonderful to see new life in our retail area. Sarah reminded us that it's even more reason to make sure Condo 1 stays beautiful and that we keep up with maintenance and landscaping.

Barbara Bezdek an attorney who specializes on condo/HOA law, was introduced as a resident who has kindly agreed to review our rules and regulations and revise them as appropriate. This work is on-going and will be distributed to the community when they are ready for a 15-day review, at which time the Board will vote to accept the revisions.
All basements are now being treated for pest control.
The Social Committee is working on 2 events.....Mingle on the Meadow, Sunday, September 1st at 5 pm (please bring something to sip, a blanket or chair, and some munchies)
and our 2nd annual Halloween Party later in October. Date and time will be announced.

III. Treasurer's Report

Gail Mandel reported on the current financial statement.
Mike discussed HB 107, which requires us to conduct a reserve study every 5 years and determines how much money we are required to hold in our reserve account. The Board has prioritized augmenting this account – the balance as of the meeting is \$367,557, which is improving but we're still short of the goal. We have \$142,919.87 in our operating account so we have \$526,767 in our bank account at this point.
Sarah stated that we could consider a small assessment at some point in time, but the BOD has not determined that this is necessary.
Barbara Bezdek also volunteered to be on a finance committee with Kathy Marconi

IV. Manager's Report

Jo Ann Weaver told us that BG&E has postponed their project to replace the gas lines until an unspecified date. This means that CKMC will delay the road resurfacing until the gas line work is finished.

V. Landscaping Report

A. The Landscaping Committee spent the spring working with our new vendor, Brightview, introducing them to our community and how we like things done. We believe several of the initial issues have been smoothed out and our landscaping is looking really good.

B. Brightview gave us new red flags to be used in common areas in front of fences that residents want to garden themselves to indicate that, other than mulch, Brightview will not do any work in these areas. If you need some, please contact Kate at katekenny333@gmail.com.

C. A resident asked about weeding in these self-gardened areas but the Landscape Committee feels that there's too much risk that the crew will pull up what they think are weeds but are in fact plants that are treasured by the owner.

D. The committee moved on to identifying and cleaning up several common areas they felt needed attention. This work was completed in August.

E. The final project for the year will be replanting around the main Condo 1 sign, adding evergreen plantings and lighting. More sign areas will be enhanced in the future.

Barry Phipps reported that a lot of tree work has been done this year, including clean up after storms and removing trees invaded by the lantern flies. Unfortunately lantern flies are here now, and we won't be able to remove all the trees. Roland Mews removed a tree that Community Tree flagged as dangerous behind the T of Bouton Green. 10 trees have been ordered from Tree Baltimore and will be delivered this fall. There are some tree stumps that a resident would like removed and the BOD will look into the pricing of stump removal.

VI. Architecture Report

Our fence project is about 2 weeks out from completion of the initial phase which is power washing and scraping and painting. When this is finished and damage is assessed, repairs will begin. All fence repairs should be completed by late fall. Fence replacement is ongoing through Village Maintenance. While the committee thanks the many residents who have helped this project by removing growth from their fences, there are still some that are so covered by heavy vines that work can not move forward. The committee reminded us that, per our rules, no vines or any plants may be grown on the fences or walls as they are destructive to the materials and promote degeneration of our infrastructure. This damage is a drain on our resources, as fencing (with the exception of back fences that enclose your backyard) are to be maintained by our condo fees as they are common elements.

The meeting was opened to questions and adjourned at 7:05 pm.

Someone asked about the Harper House pool and whether CKMC is planning to close it down. It was explained that CKMC is looking to best utilize funds to address major infrastructure issues and that no decisions have been made regarding this pool. It was a topic of discussion in a meeting and will be discussed further once numbers are reviewed.

Submitted by Kate Kenny. 8/29/24