

## Minutes

Condo 1 General Meeting

May 15, 2024

6 pm. Village Clubhouse

- A motion was made to approve the minutes from the last meeting; the motion was seconded and carried.
  - Sarah Taylor announced the expected opening dates of several of our new businesses. Always Ice Cream says they'll open Memorial Day weekend, Kneads will open in the fall, Zavino's anticipates a June opening and Cece's is already taking reservations for tables beginning June 13. Blue Mercury, which will occupy some of the former Talbot's space, will open fall '24 and Misty Valley Farms will be bringing their farmer's market here 3 days per week beginning Memorial Day Weekend. Their hours will be Wednesdays, Fridays and Saturdays, 9:30 – 5.
  - Groundbreaking for the anticipated apartment building is now expected to be Spring 2025. Several residents expressed concerns about the expected increase in traffic, open entrances etc. Mike Grier responded that several traffic studies were done prior to the re-development and that security will be increased in the retail area in anticipation of the expected increase in visitors to CK. Our new residential cameras will be linked to new camera systems in the retail area which will give security personnel a wide-ranging view of the entire community.
  - The new pool is ready for use! The pool house is prepped for painting but wet weather has delayed finishing the project.
  - Striping and painting of the parking spaces has been held up, also by rain, but this project will start soon. You will be notified when your street will be on the schedule so you can move your car temporarily.
  - John Braun led a discussion of car chargers for the community, both personal chargers at homes as well as community chargers that could be put in accessible areas. The Baltimore City regulations are sometimes confusing and often contradictory but the Board is committed to developing a plan that is safe for sidewalk users and convenient for residents. Research on this project is on-going.
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- Gail Mandell gave the financial report.
  - Architecture Committee Report:

The architecture committee thanks the residents who have worked to remove tree, bush and vine growth off of our fences. A few more places still need to be cleared and then the fence plan can proceed.

The fences at 45 homes will be power-washed, the second phase will be to do necessary repairs, 10 sections of fencing will then be replaced and finally all required staining will be done.

VIII. A resident who recently attended an Institute of Architecture conference relayed that many people have concerns about the Harbor Place redevelopment plans. She proposed that our community might be interested in a presentation on this subject, open to all, in the Clubhouse. Most agreed that this topic is of interest to us and would be a good idea.

- Village Management is getting bids on removing an unplanted bed in the parking lot of Hamlet Hill and creating a much needed additional parking space.
- BGE will begin replacing gas lines throughout Cross Keys in August. This will likely take several weeks and will require digging up several areas of roadways. After this is finished, we'll look at repairing pot holes.
- Meeting was adjourned at 6:54 pm.

Submitted by Kate Kenny, BOD Secretary