

Condo One Quarterly Board Meeting - meeting was called to order and the minutes from the last meeting were accepted

Monday, May 15, 2023 6:30 pm

Board in Attendance: Sarah Taylor, Deborah Saunders, Marjorie Goodman, Tom Totten, Marilyn Fisher, Gail Mandel, Jon Braun, Mike Grier

Welcome to 3 new homeowners: Elizabeth and John Hehir at 28 Olmsted Green, Barry Phipps at 16 Hamlet Hill, and Soudha Gouthama at 38 Palmer Green.

We have a beautiful walkway connecting Olmsted Green and Bouton Green. Condo Board also oversaw some much needed landscaping done by Noah Price- behind Bouton Green West where we planted deer resistant aborvidaes and Norway spruce to fill in the area where there were downed trees and behind Bouton Green North, where there has been flooding, work has been done to control erosion and slow the flow of water. . Trees were planted behind Palmer Green West to slow the flow of water.

Maintaining reasonable condo fees, while continuing to improve our infrastructure, are of major concern and focus. Old piping continues to be problematic, and unfortunately it is not transparent, as its hidden beneath the ground and behind walls.

Deborah Saunders reported on the CKMC meeting to address crime and new developments within the commercial part of the property:

4 members of Police Department came to CKMC meeting. Lighting in both your front and back patios is essential. Lighting is a large crime deterrent. Larceny is the biggest problem in our zip code, especially at the CVS on Falls Road. They said as far as vehicle theft, Kias and Hyundais are criminals cars of choice. . If you have one of them, the police department will provide club-type appliances to prevent theft. They distributed 5 flyers about package theft and preventive measures homeowners can take to ensure their safety. The Board will distribute these flyers. . If you own a security camera, it can be linked to Citywatch. Arsh Mirmiran, of Caves Valley has received theft reports and forwarded them to the Police and the police will be sending cars to the commercial and residential areas. CKMC will be adding additional cameras at all 3 gates and will look into additional street lighting. CKMC will be looking at Gatehouse security.

As far as the Commercial area, there is a new primary care group In the Quadrangle. There will be swing music associated with Easy Like Sunday. An Asian Fusion Restaurant is being built. . It is an Atlas restaurant. DiPisquali's is not coming. Paisano Italian Market has a letter of intent to open. Next to the Asian Restaurant will be an ice cream shop and a coffee shop. There will be a Breezeway restaurant where J Jill and Chicots were It will be upscale American. They will have beautiful outdoor seating. In the old Donna's space, will be a Mexican restaurant and CVP is in talks with 3 different restauranters for that space. Corbin hair salon will be opening next door to Pied Piper in June. Talbots will downsize and there will be a California Closets which will also have curtains and window treatments. SpaTea will be moving to a new space and there will be a Next Level Blinds store where SpaTea was. There will be a Pilates Plus coming in. The apartment building will break ground in Fall of 2023. By Fall of 2024, the retail area will be bustling.

Tom Totten, Treasurer gave his report (see below) At the end of March 31, 2023. The Operating Budget is \$169,245 and the Reserve Account is \$262,180 for a total of \$431,425. We are a little over budget in Condo Fee income. Operating expenses for building maintenance are close to budget, but plumbing repairs are over budget. Operating expenditures for lawns, trees and shrubs are within budget, but because of several projects being completed, expect to see expenditures in this category increasing in the future.

Expenditures from the Reserve Account continue to exceed funds being deposited into the account. His recommendation is to limit discretionary work, while continuing to address emergencies. We could also take some of

the money in our operating budget and add it to the reserve account, since we have a lot of money in the operating budget.

Dean Routson is the Chair of Social Committee: She tweaked the welcome package for new residents. We will have an ice cream social sometime in the near future and a fall picnic September 10. And there will be another holiday party.

Mike Grier gave Management Report: Currently there is only one homeowner in Arrears. Surveyors have been here for a BGE survey for gas. Carpentry and Painting are ongoing. DPW will do sanitary line at entrance to Olmsted Green. Having the city do it will save Condo One a lot of money. We have been contacting Verizon about VIOS. It is at the Gatehouse and the Commercial part. It was supposed to go to residential, but it seems it has been lost in the shuffle.

Valerie Wilson gave the Landscaping Report: Several large storm water control and erosion prevention projects have recently been completed or will be soon. The Bi-annual RFP business practices adopted by this Board for engaging a landscaping contractor is underway.

A gentle reminder about planting or landscaping in the common and limited common areas:

1) Common areas are defined as the ground between the front fence and the sidewalk and behind the longest side of the rear fence. Any planting of shrubs, trees or perennials is generally prohibited per Condo One Rules and Regs. If a resident wishes to replace existing plantings at his own expense, an application will need to be made to the board for its approval before any work is done. If a homeowner doesn't secure permission in advance, the plantings may possibly be removed. Once a homeowner installs his own plantings, he is obliged to maintain the area-not the condo assoc. or its landscaping crew.

2) For residents who wish to maintain the common area in front of their fence, we ask that a flag be placed to alert the landscaping crew not to trim, weed or otherwise maintain the area as part of their routine. Please see Valerie to obtain a flag if you don't already have one.

3) The limited common area is defined as the front enclosed patio and the rear patio between the two fences, the longest fence being the property line marker. Gardening and landscaping is permissible in these two areas and does not require any approvals.

4) If we have a hot summer with little rain, please help protect our landscaping by volunteering to water plantings near you. Your help is important and very much appreciated.

5) If you have suggestions, send email to Kate Kenny (chair) at [katekenny333@gmail.com](mailto:katekenny333@gmail.com), Janice Cohen at [janicecohen@aol.com](mailto:janicecohen@aol.com), or Valerie Wilson at [valwilson@comcast.net](mailto:valwilson@comcast.net).

Jon Braun gave architectural report: Reserve study needs to be done by 2025. Car charging stations - he will do an email blast to see if people want electric cars in the near future in order to plan for upgraded electric, etc. All homeowners need to obtain approval for any exterior architectural changes that they make to include windows, doors, sliders, fencing etc.

Several homeowners suggested that we begin to fine people for rule violations and we are hoping that someone on the BOD will take on that task. We would also be appreciative if someone from the community would like to help as many BOD members are spread quite thin, It would be helpful if the volunteer has legal expertise and is not currently working on a project.

Meeting adjourned at 8:10 pm.