

NOVEMBER 14, 2022

ANNUAL MEETING

BOD MEMBERS were all present including, Sarah Taylor, Deborah Saunders, Marjie Goodman, Kate Kenny, Marilyn Fisher and Gail Mandell. Mike Grier, our property manager from Village Mgt, was also present.

The meeting was called to order and the minutes from the last meeting were accepted.

The meeting was well attended and everyone was welcomed. 2022 brought 9 new homeowners into Condo 1.

Sarah Taylor thanked all of the volunteers who are not on the BOD including John Braun, Valerie Wilson, Janice Cohen, Dean Routson, Hillard Cohen, Peg McKibbin, Babs Bierman, Ann Carneal & Peter Dubeau. She also thanked her BOD of 6 for all their hard work. She said that they had all worked well together but that the BOD could take on as many as 9 members and that the BOD would benefit from the new talents and skills they will bring with them.

Tom Totten, Kate Kenny, John Braun and Sarah Taylor were all running and introduced themselves. Each candidate explained why they wanted to be on the BOD and what their qualifications are.

Valerie Wilson, landscape chair, discussed what had occurred over 2022 regarding landscape.

Members: Janice Cohen, Brian Devlin, Rod Petrick and Valerie Wilson

Landscape Maintenance Transition: The transition of basic services from Chapel Valley to Village Management occurred at the beginning of the new fiscal year, January 1, 2022. The Landscape Committee met with Rick Balog and Corey Thompson in early March for a walk-through of the property, identifying areas of concern that needed attention by the new crew. Village Management's contract with Condo One covers mowing from the spring through the fall, mulching of the beds twice yearly, trimming of shrubbery and small trees in the common areas and leaf removal in the fall. VM also undertakes specific landscape initiatives on a project basis as recommended by the committee and approved by the board.

Trees: One of the signature features of Condo One is the wealth of beautiful trees on the property, which numbers about 250. Every year around 10-12 older or diseased trees need to be removed, and others are treated and pruned to extend their lives. Community Tree handles these tasks with great expertise. In addition, we have been augmenting our tree inventory with donated trees from Tree Baltimore for the past few years, planting them strategically in areas where we have lost trees. This year 19 new trees will be planted on the grounds and netted to protect them from the deer. Please do not remove the netting, and offer to water the young trees to ensure their survival.

Stormwater Management and Soil Erosion Projects: Several areas of our Condo One property have stormwater issues which threaten some of the residents' homes. This is due to several factors including climate change, heavy rainfalls and denuding of landscape plantings by the deer. Swales and barriers created many years ago are no longer effective. The most pronounced areas are Bouton Green North, Bouton Green West, Olmsted North and several areas in the rear of Palmer Green. An engineering report commissioned by the board identified the issues and made recommendations to stem erosion and better direct the flow of water away from residences. This past year two projects were completed. The first was behind Bouton Green North where VM widened and redirected the swale and added two barriers on the hill to slow water flow from Roland Mews and catch woody debris. The second project was

extensive pachysandra plantings by Greenfields Nursery on the slopes behind Bouton Green West where erosion is significant.

Call for New Committee Members: Several very active and knowledgeable members have departed from the committee. We thank them for their service! It would be enormously helpful to have representatives from Palmer Green and Hamlet Hill. If interested and have knowledge about horticulture, please contact Valerie Wilson at 410-802-0559.

Reminder About Planting in Common Areas: Please remember that the beds in front of the fences are designated as "Common Areas." If you wish to change the landscape materials, you are required to submit your plans to the landscape committee and the board for approval prior to undertaking any work. Any planting in the front or in the back beyond the fence lines becomes the responsibility of the property owner, including tree and shrub maintenance or removal.

Several homeowners asked questions and raised concerns: pet station attractiveness, leaf pickup, small tree installation.

Social Committee: Chair: Kate Kenny (Babs Bierman, Peter Dubeau, Deborah Saunders, Peg McKibbin, Robin Haley and Dean Routson)

Kate Kenny took over as chair for Deborah Saunders in September. Deborah and the committee have worked very hard to nurture a sense of community spirit in Condo 1. Thank you to her and the committee for all they've done. Kate said that as a relatively new resident in Cross Keys, and to Baltimore, she has been impressed by how welcoming the neighbors have been and the events and activities have given her the chance to get to know some of you better. I hope to keep that spirit going, and growing.

Currently, the committee organizes 2 community outreach events. The annual food drive to benefit the Maryland Food Bank, which just wrapped up last week. Thank you to Peg McKibbin, who organizes the drive and to Ann Carneal who went with Peg to make the delivery. Condo 1 contributed 204 lbs of food and \$800.00. Thank you to all who organized, collected, delivered and contributed. Our other outreach event is the annual school drive to benefit a local public school. The Holiday Party will resume on Sunday, Dec 4, 5-7 pm in the Club House. Please plan to be there and encourage your friends. The committee is fortunate to have 2 professional party planners as members, as well as several other, really talented and creative people so we have lots of great design ideas. We'll be doing another round of flyers soon but please feel free to call Kate or any other member if you have a question about the event.

Kate said that her favorite jobs as social chair is to welcome new residents with the directory, a post card with some relevant information and phone numbers as well as a small welcome gift: New

Homeowners this quarter include:

Laurie Katz, 28 Olmstead Green

Mary Roswell, 28 Palmer Green

Robin Haley, 20 Olmstead Green

Several residents asked that we meet directly with new homeowners and present them with the rules and regulations and maintenance charts so that they better understand the community. We all concurred that this is a good idea.

Gail Mandell discussed the most recent financial statement and the upcoming Budget for the year 2023. Prior to that Sarah Taylor explained why an increase of 10% to our dues was essential in 2023.

1. Maryland Condo Act enforcement of the reserve study requirements.

2. CKMC - the umbrella condo association for ALL of the 10 condo communities in the Village increased their fees to e

Condo assoc by 34%, which will increase what we owe monthly.

3. INFLATION, which is a worldwide issue , has affected the cost of labor and supplies.
4. Our goal is to continue to have our quality of life improve while also taking care of maintenance issues in a timely manner.

Several homeowners questioned budget line items in which we over estimated for certain expenses and Mike Grier explained that things such as water bills (controlled by the city) and insurance and legal fees were unpredictable and so we erred on the side of adding more money to those line items "just in case". We suspect that our Insurance premium will increase significantly due to an ongoing insurance claim. Marilyn Fisher explained why these measures were taken and that money is fungible. If we come in under budget on any line item we can add those funds to the reserve fund.

We have been without a website and created an informational site for homeowners that will spell out rules, meeting minutes, allowed paint colors and lots of helpful information. There is also a complete up to date directory that can be updated as homeowners come and go. The purpose of the website is really for record saving and transparency. If someone with computer skills is interested in making the website more dynamic please reach out to Sarah Taylor.

The Maryland Condominium Act every year adds new rules and regulations and this year they mandated that homeowners in condos have the right to charge their electric cars on site. Several years ago they mandated that solar panels must be permitted . Our lawyer will create guidelines for both.

Mike Grier discussed all of the new restaurants and plans that Caves Valley Partners has for the Village. The high rise will commence at the end of 2023. The construction and refurbishment of the Village is moving along quickly. CVP is in discussion with many new merchants and restauranteurs. CVP has a definite vision for the types of places that they would like in the community. Most of the office spaces are filled to capacity. Renovation of the pool at the south end is postponed until 2024. In 2023 parkings space lines and numbers will be re-painted and all light fixtures will be freshly painted in black to match the lighting in the Village.

The new Board Members were appointed.

Sarah Taylor will remain President, Deborah Saunders, VP, Tom Totten Treasurer, Marjie Goodman, secretary, John Braun Architect Chair, Kate Kenny Social Committee Chair and Valerie Wilson (not a board member) will remain landscape chair.

The meeting was adjourned.