

**SILVER RIDGE CONDOMINIUM
BOARD OF DIRECTORS MEETING
SEPTEMBER 26, 2017**

CALL TO ORDER

President Joan Meadowcroft called the meeting to order at 6:30 p.m. The following Board members were also present: Paul Coleianne, Pat Sibiski, Edith Smith, Greg Gummer, Chet Dembeck and Michael Clisham. Margaret Bell was present representing Brodie Management.

PRESIDENT'S REPORT

President Joan Meadowcroft presented her report for the period covering September 30, 2017. Highlights of her report follow:

- All roofs have been either replaced or repaired. The cost was approximately \$180,000.
- Seven buildings have had new LED lights installed. The electrician is waiting of lights on back-order to complete 3901 Hannon Court. The Board has received positive comments regarding the new lighting. The new lights have brightened up the hallways and stairwells, making our buildings more inviting. The approximate cost for lights and installation was \$80,000. There is a BGE rebate for the fixtures which will reduce the final cost.
- Precision Landscaping is the grounds contractor for the community. On the whole they do a good job at keeping the grounds looking great. With that being said, a cost comes with that service. The cost is approximately \$44,000 per year. This does not include the extra expenses such as removing trees, shrubs and tree trimming (services that will be performed in the fall). There has been an increase in the number of cigarette butts littered around the grounds. Please refrain from littering the grounds with cigarette butts and trash as this detracts from the appearance of the community.
- The Board has been asked to investigate the possibility of installing additional speed bumps within the community. One bid has been received so far and Margaret is waiting on additional bids. It was suggested to wait until the spring of 2018 to proceed with the installation of additional speed bumps. Joan said she understands Maryland may have a difficult winter. The Board has not yet approved the installation of the speed bumps.
- The Call for Nominations has been mailed to all unit owners. The Annual Meeting is scheduled for November 13, 2017. Please consider getting involved with the community by volunteering for the Board. Thanks to the current Board members for their dedication and work ethic.
- The homeless people have returned to the woods on the Silver Ridge side. They were removed once but have returned. Margaret said Brodie has been in touch with Councilman Marks regarding this issue. Joan said if anyone sees the homeless do not approach them but instead, call 911. You do not have to leave your name but please report them to the police. If this issue is not addressed quickly more homeless will move into the woods. Mike Clisham checks the woods on a regular basis.
- The Blue Book is now available on the Silver Ridge website. If you have any questions regarding rules or regulations you can look it up on the website.

APPROVAL OF THE MINUTES

Greg Gummer made a motion to accept the minutes as submitted for the April 25, 2017 meeting. Chet Dembeck seconded the motion. All in favor/none opposed. Motion carried.

FINANCIAL REPORT

Treasurer Paul Coleianne submitted the financial report for the period covering August 31, 2017. The balances are as follows:

- Cash – Community \$ 15,720
- Community Replacement Fund \$445,402
- Elevator Replacement Fund \$129,810
- Total Replacement Fund \$575,212

- Total Available Cash \$590,932

Pat Sibiski made a motion to accept the financial report as submitted and Chet Dembeck seconded the motion. All in favor/none opposed. Motion carried.

MANAGEMENT REPORT: The following report was submitted by Margaret:

Power washing SR Decks: On hold until spring.

Perry Brook Decks: Attached is the deck inspection report from Total Restoration to be discussed at the meeting. Also, attached is their quote to do the “priority” work (items a, b & f) at a cost of \$28,282. **Paul Coleianne made a motion to accept the quote from Total Restoration in the amount \$28,282 for the priority deck repairs. Pat Sibiski seconded the motion. All in favor/none opposed. Motion carried.**

In addition, TRS submitted a quote to cut 5 ½” of the balcony edges on 18 balconies at 3901 Hannon Court and replacing with 2 x 6” pressure treated deck board perpendicular across the front edge at a cost of \$9,973. This would bring the cost to \$38,255. **Pat Sibiski made a motion to accept the quote from Total Restoration for additional repairs. Chet Dembeck seconded the motion, all in favor/none opposed. Motion carried.**

Unit owners will be notified in advance if their deck is on the list for repair. Furniture, plants, etc. may need to be removed. Pat Sibiski will notify the unit owners by One Call.

Silver Ridge Roof Repairs: All work has been completed.

New Light Fixtures: The electricians are working on 3901 Hannon. All other buildings have been completed. Eighteen light fixtures are on back order.

Painting: The project is on hold at this time.

Landscaping: Landscaping projects are on hold until spring. Tree pruning will be done in the fall/early winter.

Retaining Wall: The project is on hold until spring. We have quotes from two contractors.

Sidewalk Repair: Will Young (O'Leary Asphalt) has not made the repair yet. Will promises that the repairs will be done before winter. Since it's a small job, he is waiting until he has a job in area.

Security Cameras: Board to discuss at the October Agenda Planning Meeting.

Annual Meeting: The Call for Nominations was mailed on September 11th. All Nomination forms are due back by October 10th. There are three positions open for two-year terms.

Drainage Pipe: Calvert Mechanical is scheduling the work on the drainage pipe behind 3901 Hannon at a cost of \$2,264.

Speed Bumps: The Board is reviewing quotes to install speed bumps in the community. Due to concerns about snow plows damaging new speed bumps, the project is on hold until the spring.

Elevators: Thyssen Krupp submitted a proposal to clean and paint the elevator pits per the 3rd Party inspection at a cost of \$4,825.20. **Edith Smith made a motion to accept the quote from Thyssen Krupp to clean and paint the elevator pits at a cost of \$4,825.20. Chet Dembeck seconded the motion, all in favor/none opposed. Motion carried.** Residents will be given a two-week notice before the work is scheduled.

D&O Policy: A copy of the D&O Policy was given to the Board for review.

Notices: Someone is removing notices that are posted in 3901 Hannon Court regarding parking and trash procedures. If anyone knows who is doing this please let Brodie Management know so we may address the issue with the responsible party.

Blue Book: The blue book will be posted on the condominium's website.

OPEN FORUM

Building 1 – No issues to discuss at this time.

Building 2 – Unit owner inquired about squeaking floorboard and missing splashguards. Margaret said she would contact Ken McGowan and have him check the issues.

Building 3 - No issues to discuss at this time.

Building 4 – Front entrance door is very slow closing. Is it possible to have the door adjusted? Margaret said she would make a call and have contractor adjust the door. Unit owners also inquired about a non-registered vehicle parking on the grounds. Margaret said all vehicles must be registered to park here and a vehicle cannot be stored on the grounds.

Building 5 – Unit owner inquired about the retaining wall on the satellite parking lot. Margaret said the retaining wall is scheduled for repairs in the spring. It was mentioned that vehicles drive through the community very fast. It was noted that residents are required to stop for a

stopped school bus. This law is for the safety of students boarding the bus or leaving the bus. Do not ask the school bus driver if you can go around the stopped bus.

Building 6 – Unit owner inquired about power washing. Power washing will not be done at this time.

Unit owner inquired about an increase in condo fees. Until the budget is prepared, it is not known whether there will be an increased.

Unit owner had a complaint about renters in building not putting the lids back on the trash cans. Two lights are out in the Meter Room.

Building 7 – Unit owner inquired about the number of vehicle a resident can park in front of the building. Margaret said there is no rule limiting the number of operable vehicles a resident can park in front of a building. However, residents are asked to park only one vehicle in front of the buildings. The unit door to unit 1D needs to be repainted.

A unit owner volunteered to remove the paint cans in the Meter Room. Paint and oil will no longer be accepted at the Days Cove facility but can be taken to the Texas landfill. A bucket with latex paint can be filled with cat litter and will be accepted at landfill.

Questions were asked about the condition of a unit. They were advised it is being handled.

Building 8 – Burning Bushes will be replanted in the fall. The cannas will not be on the island next year due to driver visibility.

ADJOURNMENT: Pat Sibiski made a motion to adjourn the meeting and Greg Gummer seconded the motion. The meeting was adjourned at 7:30 p.m. All in favor/none opposed. Motion carried.