

**SILVER RIDGE CONDOMINIUM  
BOARD OF DIRECTORS MEETING  
February 27, 2018**

**CALL TO ORDER:** President Joan Meadowcroft called the meeting to order at 6:30 p.m. The following Board members were also in attendance: Paul Coleianne, Mike Clisham, Greg Gummer and Edith Smith, Margaret Bell was present representing Brodie Management.

**PRESIDENT'S REPORT:** Thanks to those in attendance for coming to the meeting. It's important to attend to be aware of what is happening in the community. One way to do that is to attend the monthly meetings. In the best interest of his family, Chet Dembeck has resigned from the Board. A special thanks to Chet for his expertise with getting the website set up and running and redesigning the newsletter, plus his insightful thoughts. We are looking for a new Board Member. This is a great opportunity for someone interested in helping the community, as well as a chance to learn the inner workings of how a great condominium association operates. All those interested in being considered for this open position on the Board should contact Brodie Management at your earlier convenience. Interior inspections of buildings have commenced. Margaret and I have already inspected several buildings. No personal furniture may be stored in hallways/alcoves/common areas. Letters will be sent to residents who are not in compliance with the condo rules.

**APPROVAL OF THE MINUTES FOR OCTOBER 24, 2017: Greg Gummer made a motion to approve the minutes from the January , 2018 Board of Directors meeting. Paul Coleianne seconded the motion. All in favor/none opposed. Motion carried.**

**TREASURER'S REPORT:** Treasurer Paul Coleianne submitted the Cash Balances report for the period covering January 31, 2018. Account balances are as follows:

- Cash – Community \$ 5,325
- Community Replacement Fund \$450,116
- Elevator Replacement Fund \$141,176
- Total Replacement Fund \$591,291

Total Cash Available \$596,616

**MANAGEMENT REPORT:** Margaret submitted her monthly Operations Report. Items discussed were:

**Board of Directors:** As Joan mentioned in her report, Chet Dembeck resigned from the Board. Anyone interested in filling the remainder of Chet's term should contact Brodie Management.

**Power washing SR Decks:** On hold until spring.

**Perry Brook Decks:** Common areas damaged by the lifts and deck boards will be repaired in the spring by the contractor.

**Painting:** A meeting with Siskos Painting is being scheduled for quotes to paint the entrance railings and building doors.

**Landscaping:** The Board will be scheduling a property inspection with Chris Pasko (Precision Landscaping) in the early spring to establish a landscaping priority list.

**Retaining Wall:** Discussion on replacing the retaining wall on the satellite lot across for 3905 Darleigh is on hold until spring. The cost for the wall is approximately \$9,100.

**Security:** Greg Gummer discussed his meeting with Office Rawleigh (Community Outreach at the White Marsh Precinct.) Officer Rawleigh prepared a comprehensive security report which included suggestions for new lighting, landscaping and security cameras. The Board will meet with him in

March to discuss his report.

**Wish List:** The Board is establishing a “Wish List” for 2018 projects.

**BGE Light:** We are still waiting for the BGE light fixture between 3802 Wean and 4102 Chardel to be replaced. This light was missed during the light fixture project by BGE.

**Third Party Elevator Inspection:** Aberdeen Elevator Inspections will be performing the third party inspection on March 6<sup>th</sup>. Margaret will accompany the contractor during the inspection.

**Fire Alarm Testing:** The fire alarm testing was complete by VSC. They will be sending a quote for repairs for deficiencies found during the inspection.

**Water Heater/Sanitary Tub:** Rommel Services submitted a quote to install a 20 gallon water heater and 18” sanitary tub in the Meeting Room at a cost of \$2,444. Mike Clisham requested a second quote. Margaret already had a second quote from Calvert Mechanical which was over \$4,000. Margaret will get one additional quote for the work.

**Perry Brook Gate:** Becky Pelletier (Property Manager for the shopping center) said they are waiting for warmer weather to work on the walkway and lighting. Thanks to Becky for helping to get this done.

**Dryer Vent Cleaning:** Dryer vent cleaning is scheduled to be done in May by T&D Duct Cleaning from the outside of the building. T&D and Surface Home Maintenance will offer a discounted rate for additional cleaning from the inside.

**Architectural Request:** The following request was submitted:

- None

**Resales:** Attached is a list of the recent resales:

- 4100 Chardel, #1D
- 4102 Chardel, #1G

## **OPEN FORUM**

A unit owner inquired about the status of painting the decks. She was advised the decks would not be painted. The Board is meeting with the contractor regarding Phase II of the deck project.

Concerns were discussed regarding the cleaning company. Any complaints or problems should be reported to Brodie Management.

A unit owner commented on how pleased the residents are with the upgrades on the shopping center fence.

Herb Ruth requested that the entrance awnings be power washed.

Concerns were discussed regarding residents not cleaning up after their pets. This is a requirement of the Baltimore County Animal Control Laws. Violators should be reported to Brodie Management. Also, all pets must be on a leash when on the common grounds.

**ADJOURNMENT:** There being no further business, Mike Clisham made a motion to adjourn the meeting at 7:05 p.m. Greg Gummer seconded the motion. All in favor/none opposed. Motion