

**SILVER RIDGE CONDOMINIUM
BOARD OF DIRECTORS MEEETING
April 24, 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 and Greg Gummer. Margaret Bell was present representing Brodie Management. Pat Sibiski and Edith Smith were unable to attend.

PRESIDENT'S REPORT: Joan Meadowcroft thanked everyone for attending the meeting. Monthly meetings are a great way to keep up with the community. Please hold all questions/comments until the open forum. Protocol is that one person speaks at a time.

At the request of the Board, Margaret had all building drawings put on a flash drive.

Spring is here! If your building is planting plants or bushes, make sure when the plants are fully grown, they don't obstruct the view for drivers and walkers. We had to remove overgrown plants blocking the view for drivers, at the condominium's expense.

The spring property inspection is scheduled for May 4th. If you are not in compliance with our condo rules you will receive a violation letter. In order to establish a landscaping priority list, Chris Pasko will join us for the inspection.

The Fire Department has stated that you must replace your smoke detector every 10 years. If you have a fire in your unit and have not replaced your smoke detector in a timely manner, you may be liable for the cost of the damage. The law requires replacement of all smoke detectors, hard wired and battery when they are ten years old. Hard wired devices must be replaced with hard wired devices.

In May, dryer vents will be cleaned from the outside of the unit. Residents will have the option to have the vents cleaned from the inside of the unit. Details will be posted.

Officer Rawleigh from the Baltimore County Police Department met with the Board to discuss security for the community. Brodie will get quotes for his suggestions. More lighting will be installed in the community to help with security.

The sidewalk at the Perry Hall Shopping Center has been completed. There are plans to install additional lighting on the parking lot near the Y.

Power washing is scheduled for the spring/summer. The Board will define what needs to be power washed.

Warning: I received a phone call last week telling me my Microsoft license had expired and to call a number. I googled the number and found out it's a scam. Microsoft does not call you with this type of information.

MINUTES: Greg Gummer made a motion to approve the minutes from the February 27, 2018 Board Meeting and Michael Clisham seconded the motion. All in favor/none opposed. Motion carried. Minutes are on the website.

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

- Cash – Community \$ 11,198

• Community Replacement Fund	\$469,473
• Elevator Replacement Fund	<u>\$144,099</u>
• Total Replacement Fund	\$614,572
Total Cash Available	\$625,770

- **MANAGEMENT REPORT:** Margaret submitted her monthly Operations Report. Items discussed were:
- **Power washing SR Decks:** On hold until spring.
- **Perry Brook Decks:** The Board is reviewing a proposal from Jim Bohn (TRS) for Phase 2 of the deck repairs and other options.
- **Painting:** Siskos Painting submitted a proposal to paint all balconies railing and lintels on the Silver Ridge side at a cost of \$12,500. **A motion was made by Greg Gummer to approve the proposal submitted by Siskos Painting to paint the railings and lintels at a cost of \$12,500 and seconded by Paul Coleianne. All in favor, none opposed, motion carried.**
- **Landscaping:** The Board is scheduling a property inspection with Chris Pasko to establish a priority landscaping list. This will also help to determine what trees need to be pruned per the security report.
- **Retaining Wall:** On hold until spring for discussion. Carroll Landscaping submitted a proposal in the amount of \$9,100.
- **Security:** Based on the recommendations in Officer Rawleigh’s security report, Karl Ringsdorf (Calvert Mechanical) will re-inspect the property once the trees are in full bloom. This will help to make a final decision of relocating and/or installing additional lighting.
- **Wish List:** The Board is working on a “Wish List” for 2018 projects.
- **BGE Light:** Still no update. Margaret will attempt to contact BGE again for more information.
- **Water Heater/Sanitary Tub:** A third quote is being obtained to install a hot water heater and sanitary tub in the Meeting Room.
- **Perry Brook Gate:** Upgrades are in progress.
- **Power Washing:** Margaret is meeting with Multi-Corp for a quote to power wash the brick walls at the entrances and the retaining walls. Siskos Painting and RSJ are also sending proposals.
- **Mice Infestation:** Brodie Management has received numerous reports of a mice infestation in 3800 -3802 Meghan Drive. Al, the owner from All Star Pest, was scheduled to inspect the exterior and interior of the building. Once he inspects, Al will send a plan of action. He will also be able to offer a discounted rate to owners for treatments of the units. This would include the initial treatment and one follow-up visit.
- **Carpet Cleaning:** Hi-Tech Carpet will be cleaning all common area carpets in May or June.
- **Dryer Vent Cleaning:** Dryer vent cleaning by T&D Duct Cleaning is scheduled for **Monday, May 14th**. Vents will be cleaned from the outside of the unit. A notice will be posted on the bulletin boards with additional information for a discounted rate for anyone wanting to have their vents **cleaned** from the inside. This would be at the unit owner’s expense.
- **Website:** Chet Dembeck continues to do an excellent job maintain the website. Owners are encouraged to sign-up.
- **FHA Recertification:** The paperwork has been submitted to recertify the FHA for the condominium.
- **Property Inspection:** The Board will be walking the property on May 1st for building and violation issues.

Architectural Request: The following request was submitted:

- 3905 Darleigh Road, #3F – Replacement windows - A motion was made by Paul Coleianne and seconded by Mike Clisham to approve the requests. All in favor, none opposed, motion carried.

Resales: Attached is a list of the recent resales:

- 4100 Chardel, #1A
- 4102 Chardel, #1G
- 3800 Meghan, #A
- 3802 Meghan, #1B
- 3905 Darleigh, #3E
- 3901 Hannon, #1B

Owners Forum:

- The back door at 3800 Wean Drive is hard to open and/ does not close, depending on the weather. Board will consider replacing.
- A vehicle was reported parked on the lot with two flats tires. The vehicle will be stickered and towed if the vehicle is not operable.
- Mice have also been reported in 4100-4102 Chardel Road. Owner would like to be on the list for exterminating.
- Owners were advised again for security purposes do not let people in the building if you do know them.
- A unit owner will be sent a letter regarding removing the brackets that were left on the balcony wall when unapproved light fixtures were installed.
- An unapproved light fixture was installed. Unit owner will be sent a letter advising it must be removed.
- There are shingles on the ground at 3907 Hannon Court. NE Contracting will be sent for all roof repairs.
- Siding is coming off the building at 3907 Hannon Court. A contractor will be sent to reinstall any loose siding throughout the property.
- There is a large bee's nest under the master bedroom window at 3901 Hannon Court, #3E. All Star Pest will be sent to remove the nest.
- The elevator fan in 3901 Hannon Court is making a loud noise. Thyssen will be sent to repair or replace the fan.
- The elevator in 3901 Darleigh Road is making a loud rubbing noise when it's on the terrace level. Thyssen will be sent to make repairs.
- It is recommended that owners install a water alarm next to the water heater. This will sound when the water level rises. The alarms can be purchased at Home Depot.
- It is recommended that pans be placed under plants on the balconies. This will help to prevent the wood boards from rotting due to the moisture from the water.
- Dryer vents need to be cleaned. As discussed, a contract has been signed with T&D Duct Cleaning for the dryer vents to be cleaned in May.
- Are there any plans for painting the interior of the buildings? Not at this time.
- A unit owner suggested using battery operated candles to reduce the risk of fire.

ADJOURNMENT: There being no further business, a motion was made by Mike Clisham to adjourn the meeting at 7:30 p.m. and seconded by Greg Gummer. All in favor/none opposed. Motion carried.