

**SILVER RIDGE CONDOMINIUM
BOARD OF DIRECTORS MEETING
September 25, 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: Mike Clisham, Paul Coleianne, Greg Gummer and Edith Smith. Margaret Bell was present representing Brodie Management.

PRESIDENT'S REPORT: Joan Meadowcroft welcomed the owners back to the meeting. Comments from the report were as follows:

- The Call for Nominations was mailed. There are several positions open. Please consider getting on the Board.
- TRS started work on the Perry Brook decks. More rotted wood has been noted since the last inspection. The weather has delayed the project. Some step downs on the front of the decks, decking and main supports are being replaced. TRS is documenting the work with pictures. Brodie investigated the cost to replace the decks. The cost is over \$500,000. Safety is the main goal. The Board has received several positive comments regarding the workers. These comments have been passed on to their supervisor.
- The Silver Ridge parking lots have been repaved. As a cost savings effort, the parking spaces were not paved. They will be seal coated and striped. The new handicap logo will be blue.
- The Perry Brook parking spaces will be striped and blue handicap logos installed.
- At the request of residents, additional speed bumps have been added in the community. The speed bumps were installed too high. PCM will return to correct this problem along with painting a new center line that was not straight.
- There have been some disturbing incidents in the community. Greg Gummer met with Baltimore County police to discuss some precautions to take. Greg walked the community with the officer who offered several suggestions to help with security and submitted a written report. Adding and upgrading the outdoor lighting with LEDs and trimming back or removing several trees will help. In the future, cameras may be installed to monitor the grounds. If you see something that makes you feel uncomfortable or suspicious, call 911. A young man gained entrance into one of our buildings. Someone saw him, called 911 and he was arrested.
- Citizens on Patrol (COP) is a program that residents can get involved in to help keep the community safe. Mike Clisham coordinated a meeting with a Baltimore County Community Resource Officer, the Board of Directors and residents. The officer explained the program and the benefits. Residents were invited to attend the meeting. The training is not difficult and by participating in the program the community may be eligible for a grant. If you are interested, contact Mike Clisham for more information.
- Restrictors for the elevator doors have been installed for safety.
- All buildings passed the fire alarm and smoke detector tests.
- Silver Ridge railings in the front of the building and the lintels have been painted.
- All buildings have been power washed.
- Dryer vents have been cleaned.
- Carpets were cleaned in all buildings. To help keep the carpets clean it would be wise to invest in better plastic trash bags for your trash. When you walk your dog, make sure your dog has enough time to get outside the building. Pet waste has been found in some of the buildings.

- All front and back doors in the community will be sanded, rust removed, primed and painted.
- Building 8 is experiencing a problem with fleas. We need to be mindful that if you have a pet you take outside, make sure he/she has been treated for fleas.

APPROVAL OF MINUTES: Greg Gummer made a motion to approve the minutes from the May 22, 2018, Board of Directors meeting and Mike Clisham seconded the motion. All in favor/none opposed. Motion carried.

TREASURER’S REPORT: Treasurer Paul Coleianne submitted his financial report for the period ending August 31, 2018. Cash balances are as follows:

Cash-Community	\$13,995
Community Replacement	\$520,862
Elevator Replacement	<u>\$145,763</u>
Total Replacement	\$666,624
Total Cash Available	\$680,620

MANAGEMENT REPORT: The following list are updates:

- **Perry Brook Decks:** Work is moving along on Phase 2 of the deck repairs. As mentioned, they are finding more deteriorated wood than on the report from last year.
- **Painting:** The contract with Siskos Painting to paint all entrance railing and lintels at a cost of \$12,500 was approved. Work will start in late September.
- **Landscaping:** Trees scheduled for removal will be marked by Precision Landscaping.
- **Security:** A lift is being rented to install new LED security lights on the Silver Ridge side. The rainy weather has delayed this project. TRS will allow Calvert Mechanical to use their lift to install the lights on the Perry Brook side.
- **Elevators:** All repairs have been made. A new Oil Minder sump pump was installed in 3907 Hannon and a repair was made to the electrical outlet for the sump pump in 3905 Darleigh. It was noted that someone unplugged the sump pump in 3905 Darleigh. Both elevators flooded and had to be pumped out.
- **Wish List:** We are working on the “Wish List” for 2018 projects.
- **BGE Light:** Still no response from Shelly Pontier from BGE. Margaret will follow-up.
- **Trees on Perry Brook:** Snediker Tree Services will be pruning the trees on the fence line across from 3901 and 3907 Hannon.
- **Paving Lot Paving:** Paving, speed bumps and installation of a French Drain has been completed. Striping on Perry Brook side completed. PCM will return on October 4th to lower the speed bumps and repaint the crooked center line. Phase 3 of the sealcoating and striping was completed on the Silver Ridge side. Phase 1 & Phase 2 has been scheduled for October 2nd and October 4th.
- **Cleaning Contract:** The Board is discussing changing cleaning companies. Proposals were received from Easy Living, MultiCorp and RSJ. A decision will be made at the October Board Meeting.
- **Annual Meeting:** The Annual Meeting is scheduled for November 26th at the Perry Hall Library. The Call for Nominations was mailed. David Marks will be the guest speaker.
- **Canopy Cleaning:** Completed.
- **Window Washing:** Completed.

Architectural Request: The following request was submitted:

- None

Resales: The following Resale Certificates were requested:

- 3802 Meghan, #2E
- 3802 Meghan, #2G
- 3901 Darleigh, #A
- 3901 Darleigh, #1A
- 3901 Darleigh, #3A

OPEN FORUM: The following concerns and/or questions were discussed:

Building 1: No report

Building 2: No report

Building 3: No report

Building 4: No report

Building 5:

- The concrete pavement and curb are cracked. Margaret will contact O’Leary Asphalt to report.
- Asked if the cost of the key for the shopping gate is still \$4.00. Yes, and they can be obtained from Brodie Management.
- Why are new owners charged for the key fob?. Margaret explained that each unit owner was given two fobs. It’s up to the seller to turn the fobs over to the buyer. The \$55 charge is the cost the condominium pays to purchase the key fobs.
- There are concerns that a vacant unit not have heat. Margaret to investigate.
- How do the new owners get the Emergency Contact Form? It’s included in the Resale Certificate.
- There’s a problem with residents allowing the dogs to urine in front of the building. It’s killing the grass.
- When will the building be painted? It was explained that the buildings are on a rotating schedule. It will be several years before the building is painted. The front and back doors are being painted. When the buildings are painted, they will all be the same color.

Building 6:

- When will the ceiling lights be cleaned. There are bugs in the globes. Margaret will ask the cleaning company if they will clean the light.
- The carpet is buckled throughout the building. It may need to be stretched. Margaret and Joan will meet at the building to investigate.
- Why were the handicap spots painted blue? Was there an additional cost? It was recommended by the contractor to paint the spaces blue. There was no extra cost.
- Someone placed a water heater in the trash corral. Margaret stated they contacted the owner and the water heater will be removed.
- The elevator “jolts” when stopping. Margaret will report to Thyssen for follow-up.
- The speed bumps are too high. How much will they be lowered? Margaret discussed with the contractor who agreed they are too high. They will be lower to approximately 3”

Building 7: No report

Building 8: No report

A unit owner reported that there are large bare spots in the grass in back of her patio at 3907 Hannon. Margaret will ask the landscaper to inspect to determine the cause.

Margaret will talk to Chris about his crew cutting the grass on the hillsides. It was reported they are making ruts in the grass. We also received a complaint about the early start time.

ADJOURNMENT: There being no further business, a motion to adjourn the meeting was made by Paul Coleianne and seconded by Greg Gummer. All in favor/none opposed. The Board Meeting was adjourned at 7:40 p.m.