

**SILVER RIDGE CONDOMINIUM
BOARD OF DIRECTORS MEETING
FEBRUARY 26, 2019**

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, Brenda McCullough, Pat Sibiski and Edith Smith. Margaret Bell was present representing Brodie Management.

PRESIDENT'S REPORT: President Joan Meadowcroft submitted her monthly report. The report follows:

- The security lights in the back of the building have been replaced with LED lights. The new lights light up the back of the building and through some of the woods. Joan said she likes this improvement.
- If anyone is planning to get new windows or doors, you must first submit and Architectural Request to be approved by the Board. Forms may be obtained from Brodie Management.
- New carpet will be installed in March in Buildings 3800-3802 Wean Drive and 3907 Hannon Court. The cost will be approximately \$32,000.
- The Board has listened to your complaints regarding our present cleaning company. Easy Living Cleaning Company is scheduled to begin cleaning the first week of March 2019.
- The Board plans on looking into security cameras for the property. The cost will be one of the deciding factors. Everyone can do their part in helping to keep the property/buildings safe. First, do not let anyone into your building that you do not know. Visitors must use the call box on the front of the building to gain access. If you are suspicious about someone/something report it.
- Suspicious tips may be reported to the White Marsh Police Department or to <https://www.baltimorecounty.gov/Agencies/police/media/Watch/index.html>.
- Joan requested that the Board members submit their Wish List for this year. She noted she combined their comments for a discussion at the last Agenda Meeting held on February 12, 2019. The list is still in the discussion/prioritizing stage. Some of the topics currently under discussion are listed below. More items may be added.
 - Yearly power washing of the fronts of all building
 - One or possibly two building per year would be completely power washed. This would depend on the cost.
 - Power wash the trash corrals
 - New trash cans for all corrals
 - Security cameras for the property
 - Replace rotten wood located in many areas of the property
 - Re-point brick work located in the front of the buildings
 - Communicate with BGE concerning transformers in front of building 3905 & 3905 Darleigh Road. The transformers are in front of those buildings are leaning.
 - Discuss raising the pet fine from \$25 per month to \$30 per month.
 - Continue deck repairs. The Board is currently working on a plan where residents could have all their deck boards repaired but the unit owners would be responsible for the cost. This issue will be discussed in further detail.
 - Replace signs on the property (i.e. "Private Property" and add "Not Thru Street" signs.)
 - Newsletter – publish at least twice per year

APPROVAL OF THE MINUTES: Pat Sibiski made a motion to approve the minutes for the Adjournment of the Annual Meeting held on January 22, 2019. Mike Clisham seconded the motion. All in favor/none opposed. The Annual Meeting was adjourned.

Paul Coleianne made a motion to approve the minutes from the January 22, 2019 Board of Directors Meeting. Greg Gummer seconded the motion. All in favor/none opposed. Motion carried.

TREASURER'S REPORT: Treasurer Paul Coleianne submitted the financial report for the period covering December 31, 2019. The balances are as follows:

- CASH – COMMUNITY \$ 11,302
- COMMUNITY REPLACEMENT FUND \$423,176
- ELEVATOR REPLACEMENT FUND \$126,626
 - TOTAL REPLACEMENT FUND \$549,802

- TOTAL AVAILABLE CASH \$561,104

Brenda McCullough made a motion to accept the report as submitted. Mike Clisham seconded the motion. All in favor/none opposed. Motion carried.

FEBRUARY OPERATIONS: Margaret submitted her operations report for the month of February 2019. Highlights of the report follow:

- **Painting:** Siskos Painting completed painting the building at 3800 -3802 Wean Drive
- **BGE Light:** Margaret reported she emailed the light pole number to Shelley Pointer for the lamp replacement.
- **Security Lights:** Calvert Mechanical installed all the LED security lights in the back of the buildings. Karl Ringsdorf road through the community and inspected the lights. While he agrees that the area is much brighter with LED lights, he recommends that residents kept their balcony lights on from dusk to dawn.
- **Cleaning Contract:** Easy Living Cleaning Service will begin cleaning on March 4, 2019. Debbie will be cleaning the Silver Ridge side and Sharon will clean the Perry Brook side on Tuesdays.
- **Carpet Replacement:** Carpet replacement is ready to be installed. Plan on installation by the end of March.
- **3800 Wean Drive:** Mortar repairs and/or waterproofing the brick is on hold until spring.
- **Drainage/Water Infiltration:** The Board approved the work to be done at the front of 4100 and 4102 Chardel and back of 3800 Meghan by Carroll Landscaping. The work will be scheduled as soon as the weather allows.
- **Downspouts:** A proposal has been received from Carroll Landscaping to bury 18 downspouts behind 3905 & 3901 Darleigh and 3901 Hannon at a cost of \$19,090. This estimate is based on a diagram. Bob Jones' quote included all downspouts. Bob Jones will be asked to rebid the proposal with less downspouts. A quote has also been requested from Precision Landscaping and PCM.
- **Emergency/Exit Light Replacement:** Calvert Mechanical compiled a list of battery back-up and exit lights that have not been replaced. There is a total of 155 lights. In order to save money, Margaret will obtain prices for the condominium to purchase the lights. Calvert Mechanical will install once purchased.

- **Permissions to Lease:** Margaret attached a letter from a unit owner requesting permission to lease after two years of ownership. The request was denied.
- **Extermination:** All Star Pest will be performing the pest extermination service on March 29, 2019.

ARCHITECTURAL REQUEST: The following architectural request was received:
3907 Hannon Court Unit 3C - Replacement of windows and sliding doors

RESALE REQUEST: No resale requests were received.

OPEN FORUM: The following comments/concerns were made:

- Brenda McCullough reported that she noticed a large dent on the front door of 3800 Wean Drive
- Joan Meadowcroft reminded everyone to call the police if anyone suspicious tries to enter the building. Be aware of the various scams now operating.

Building 1: N/A

Building 2: N/A

Building 3: N/A

Building 4: N/A

Building 5:

- Building Rep complimented the snow removal company on the nice job for the recent snow removal.
- Building rep requested a new elevator fire door key
- Building rep reported the problem with the dog is much better
- The small vent outside of unit A-1 has not been replaced.

Building 6:

- People are throwing trash over the top of the trash corral instead of placing the trash in a trashcan (especially bags used to pick up pet waste).

Building 7:

- Gutters appear to be clogged.

Building 8: N/A

Margaret responded that all the reported issues would be addressed.

ADJOURNMENT: There being no further business, Brenda McCullough made a motion to adjourn the Board meeting and Greg Gummer seconded the motion. All in favor/none opposed. Motion carried. Meeting adjourned at 7:15 p.m.

Submitted by

Maria Tracey