

**SILVER RIDGE CONDOMINIUM
BOARD OF DIRECTORS MEETING
MARCH 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, Pat Sibiski, and Edith Smith. Brenda McCullough was unable to attend the meeting. Margaret Bell was present representing Brodie Management.

PRESIDENT’S REPORT: All pet owners, including service dog and/or comfort dogs must be accountable to follow the pet rules. Do not wait too long to take the dog out to avoid them relieving themselves in the buildings. If this happens you must clean up the mess. Don’t leave it for someone else to clean up your pet’s mess. A report was received that a dog defecated in an elevator and the owner did not clean up.

New carpeting was installed in 3800-3802 Wean and 3907 Hannon. The cost was approximately \$32,000.

Easy Living Cleaning Company started the first week in March. Joan stated this before and it is worth repeating that if you see a problem with any contractor; please do not the approach the contractor with your issue. Call Brodie Management and report the issue. They will handle the problem.

Security – Everyone can do their part in helping to keep the community safe. Do not let anyone in your building if you do not know him or her. Visitors must use the call box on the front of the building to gain entrance to the building. Councilman David Marks and the Perry Hall Patch noted that the police reported there have been a handful of burglaries, as well as one assault and one robbery in recent weeks in the Perry Hall area.

The spring inspection is scheduled for April 6th. Building inspections will commence the first week in April.

APPROVAL OF THE FEBRUARY 26, 2019 MINUTES: Edith Smith made a motion to approve the minutes as submitted and Pat Sibiski seconded the motion. All in favor/none opposed. Motion carried

TREASURER’S REPORT; Treasurer Paul Coleianne submitted the financial report for the period covering February 28, 2019. The account balances were as follows:

- Cash – Community \$ 23, 291
- Community Replacement Fund \$474,951
- Elevator Replacement Fund \$130,751
- Total Replacement Fund \$605,702
- Total Available Cash **\$628,993**

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

OPERATIONS REPORT: Margaret Bell submitted her monthly operations report. Highlights follow:

- **Bylaw Amendment:** Per John Oliveri, the Bylaw amendment regarding leasing is not valid. In order to restrict leasing, the Declaration must be changed. Article X. Section b (i)(8) states: *Neither this Declaration nor the condominium plat shall be amended so as to change: The right of any unit owner to lease his unit or the terms and conditions under which the unit may be leased.* Ninety (90) percent of unit owners are required to amend the Declaration.
- **BGE Lights:** Several lights in front of 3800 Meghan Drive were reported for repair.
- **Security Lights:** Only the security lights in the back of the buildings were replaced with LED lights. Side and front lights will be replaced with LEDs as they burn out.
- **Cleaning Contract:** Easy Living Cleaning Service started cleaning last week.
- **Carpet Replacement:** Carpet replacement has been completed in 3800 – 3802 Wean. Siskos Painting will return for touch-up. Carpet in 3907 is almost completed. The work may have been completed by the time of this report.

- **3800 Wean Drive:** Mortar repairs and/or waterproofing the brick is on hold until spring. Margaret will meet with David Parravano for a quote.
- **Drainage/Water Infiltration:** The contract received from Carroll Landscaping was approved. This includes correcting drainage issues at 4100 Chardel and 4102 Chardel, securing the drain cover at the side of 4011 Chardel and installing stone walls to divert water to the drain and a new slab behind 3800 Meghan. I have been unable to get a firm date from Bob Jones.
- **Downspouts:** Carroll Landscaping Company is rebidding the burying of the downspouts. Margaret said she is also waiting for quotes from Precision Landscaping and PCM.
- **Emergency/Exit Light Replacement:** Margaret said she is in the process of getting prices from Graybar for the battery back-up and exit lights.
- **Extermination:** All Star Pest is scheduled to be treating the property on March 29th.
- **Elevator Inspection:** Aberdeen Elevator performed the 3rd Party Inspection. No violations were found. New certificates were sent by State of Maryland.
- **Power Washing:** Margaret said she is in process of obtaining quotes to power wash the fronts of the buildings and possibly one entire building.
- **Deck Project:** Phase 3 of the deck project will begin soon. This will entail a visual inspection of the decks. The Board has received requests from several unit owners for them to be allowed to replace the additional deck boards at their cost.
- **BGE Transformers:** BGE inspected the transformers in front of 3901 & 3905 Darleigh Road. They stated the pads may be slightly sinking but there is no danger to the equipment. The ticket has been closed.
- **Spring Inspection:** The Board is planning an exterior property inspection to begin April 6th. Joan Meadowcroft and Margaret Bell will be inspecting the interiors of the buildings beginning next week.

ARCHITECTURAL: The following requests have been submitted:

- 3800 Wean Drive, # 2A – Replace sliding door. Greg Gummer made a motion to approve the request and Pat Sibiski seconded the motion. All in favor/none opposed. The motion was carried.
- 3907 Hannon Unit 3C – replace windows and sliders – Greg Gummer made a motion to approve the request and Pat Sibiski seconded the motion. All in favor/none opposed. Motion carried.

RESALES: No resale request was received.

OPEN FOURM

Building 1: N/A

Building 2: N/A

Building 3: N/A

Building 4: N/A

Building 5: N/A

Building 6:

- The doorknob on the meter room needs repair. Margaret will have the locksmith repair.
- When will the carpet replacement be completed? Margaret said they would be returning tomorrow to finish the job and clean the mess from the stairwell.
- The salt bucket is still in the lobby. Margaret will ask Chris Pasko to empty the salt bucket into the salt bin.
- It was reported that people are driving into the community, getting into other vehicles and leaving their vehicles on the satellite lot during the day.

Building 7: A vacuum cleaner left in the lobby that might belong to Sharon. Margaret will check.

Building 8: Can the BGE transformers be painted? Margaret will check with BGE. If not, is the condominium allowed to paint them?

ADJOURNMENT: Edith Smith made a motion to adjourn the meeting at 7:40 p.m. and Pat Sibiski seconded the motion. All in favor/none opposed. Motion carried.

Respectfully submitted

Maria Tracey