

**SILVER RIDGE CONDOMINIUM  
BOARD OF DIRECTORS MEETING  
OCTOBER 25, 2023**

**CALL TO ORDER:** Board President Greg Gummer called the meeting to order at 6:06 p.m. The following Board members were also in attendance: Mike Clisham, Paul Coleianne, Brenda McCullough, Edith Smith, and Bob Walton. Shalola Johnson was unable to attend the meeting. Margaret Bell was present representing Brodie Management.

**APPROVAL OF MINUTES:** Approval of the minutes put on hold.

**PRESIDENT’S REPORT:** Greg Gummer started the meeting by asking that owner’s hold their questions and comments until the Open Form. There should be no talking by the during business meeting.

- Greg reported that the deck board project is moving along. Tinkler Construction completed deck board replacement on 3901 Hannon. They had the most board replacement. Weather permitting, work will continue through the winter until completion,
- John Oliveri (attorney) is still working on amendments to the Declaration and Bylaws. One of the main amendments is to restrict leasing for 48 months from the date of settlement. Also, an 80% carpet requirement and reducing the quorum from 51% to 20% are being included. The Board hopes to have the proposed amendments for presentation at the Annual Meeting.

**TREASURER’S REPORT:** Paul Coleianne submitted his financial report for the period covering September 30, 2022. The balances are as follows:

- |                             |                  |
|-----------------------------|------------------|
| • OPERATING FUND            | \$ 43,270        |
| • REPLACEMENT FUND          | \$661,462        |
| • ELEVATOR REPLACEMENT FUND | <u>\$265,402</u> |
| TOTAL ASSETS:               | \$970,134        |

**MANAGEMENT REPORT:** Margaret Bell presented the following Operations Report:

- **Deck Repairs:** As Greg stated, Tinkler Construction is moving along on the deck board replacement. Work will continue until completed.
- **Challenger Breakers.** One unit owner continues to be fined for non-compliance. Breakers have not been replaced or information not provided.
- **Fire Alarm Panel (3901 Darleigh & 3907 Hannon) -Sounders:** Working with Logan and Karl for a quote.
- **Tree Trimming:** Margaret will contact Keil Tree for winter tree pruning. It was requested that Dogwood trees behind 3800 Wean be pruned.
- **Pet Waste Stations:** Installed on the Silver Ridge side. Waiting for BGE to complete light work before installing on Perry Brook side. to Phoenix Restoration.

- **Front and Back Door Replacement:** Door replacement completed. LocTek is sending a quote to replace the front door at 3802 Wean. It was too rusted at the bottom to install weather stripping. Prostep will paint the doors, as they are only primed. 3802 Wean needs to be rekeys to match the existing keys.
- **Annual Meeting:** The Annual Meeting will be held on November 29, 2022. We have seven candidates.
- **Declaration/Bylaw Changes:** As Greg stated, John Oliveri (attorney) is working on the amendments to the Declaration and Bylaws. This includes leasing restrictions, 80% carpet requirement, lowering of quorum from 51% to 25%. The plan is to mail them with the Annual Meeting Notice.
- **Insurance Deductible:** The insurance deductible will increase to \$10,000 effective January 1, 2023. Notices will be sent to owners advising they need to have adequate coverage to cover the increased deductible.
- **2023 Operating Fund Budget:** Margaret and the Board are working on the proposed 2023 budget. It will be mailed out before the end of October.
- **Fire Hydrants:** The Baltimore County Fire Department inspected the fire hydrants. Two were repaired by Rommel. Two need to be replaced due to obsolete parts. Rommel will be on the property next week to start digging. Approximate cost to replace a hydrant is \$10,000 - \$12,000.
- **Verizon Issues:** Verizon disconnected the copper phone line at 3905 Darleigh Road. We have set up three appointments to have a new phone line installed. Each time we are advised that they can no longer use copper, but they cannot get fiber to the intercom. Last week, a rep from the construction side of Verizon was at the property to see what can be done. In the meantime, he advised Brodie to contact Verizon and have dial tone installed at that location.

**OPEN FORUM:** The following comments/concerns were discussed:

- It was reported that there is possible drug dealing on the Silver Ridge side of the property. Police should be notified of any suspicious behavior.
- It was reported the light at 4100 Chardel is not working. This will be reported to Calvert Mechanical for follow up.
- When were the dryer vents cleaned? Dryer vent cleaning scheduled for this year by T&D Duct Cleaning.
- The railing at 4100 Chardel is not mounted in the concrete. Brodie will contact Bill's Portable Welding to inspect.
- The trash removal company is taking the pet waste cans from the corral between 3901 Darleigh and 3901 Hannon.
- A new streetlight was installed by a BGE subcontractor in the Perry Brook section.
- Gutter Guys is scheduled to clean the gutters and downspouts in November.

**Adjournment:** There being no further business, the meeting was adjourned at 6.51 p.m.