

Condo #1
Board Meeting
June 14, 2016

Board Members Present: Hillard Cohen, Marge Ford, Sharon Nathanson, Carol Kaufmann, Irv Settleman, Neile Eisner, Valerie Wilson, Gail Mandel, Sara Arthur, Condo1 Attorney and Mike Grier, Village Management. Not present: Marjorie Goodman. Other residents attending: Deborah Saunders, Sidney Levy, Sarah Taylor, Rod Petrick, and Perie Meltzer.

Hillard Cohen called the meeting to order.

Condo 1 Community Get-Together

Members of the Committee reported on the upcoming community party scheduled for June 26 from 4-6:30 pm. Deborah Saunders gave the report for Laura Armstrong, the Committee chair. Also attending the meeting were Rod Petrick, Sarah Taylor and Marge Ford, Committee members. Based on the positive feedback from last year, the party will follow a similar format. A raffle will be held and many prizes awarded thanks to the participation of the local merchants in the Village of Cross Keys. The Committee encourages all residents to attend and send in the RSVPs as soon as possible. On behalf of the Board, Hillard thanked the Committee members for their work in planning this event.

Treasurer's Report

Hillard gave the Treasurer's report. As of December 31, 2015, there was \$322,849 in the Replacement Reserve Account. As of the end of May, there is \$349,087 in the Replacement Reserves and approximately \$100,000 in the Operating Accounts. Hillard stated that the Association remains in good financial condition.

Management Report

Mike gave the management report. There is one unit in arrears. There are no other issues regarding payment of condo fees. The Capital Reserve study is in process.

CKMC Website Proposal

At the last CKMC meeting, Sharon Nathanson and Margaret Keane (Roland Green) were asked to look into a possible website for CKMC. During the last several months they have been looking at what might be included in such a site and the issues in establishing a website. Such a site would include basic information on CKMC and have links to other sites including the commercial and retail sites in the Village. The site would include the capability to e-blast residents instead of circulating paper notices. Such a site would facilitate transparency and enhance communication among the approximately 1000 residents of the community. The Committee is aware that some residents do not have email and the plan will include a way to continue communication among those residents. The Board moved and seconded a resolution to support this effort.

Committee Reports

Building Committee- Hillard gave the report. Phase 1 of the swale restoration project will be completed this week. The plan was verified by an outside consultant and the cost is estimated to be less than \$20,000. Bob Jackson Landscaping completed the work that took place primarily behind Olmsted and Palmer Greens but is expected to have a positive impact on the issues with Hamlet Hill. During the next big rainstorm, the work will be evaluated and the Committee will decide whether to proceed with further work or wait until next year to proceed with Hamlet Hill and Bouton Green. In addition to the swale work, fences have been painted and repaired as well as soffits and roofs. Upgraded fire alarms have been installed in two basement areas and will be installed in all by the end of the season. Concrete walkway work will be completed once a vendor is found. Mike agreed to meet with a representative from each court prior to the commencement of the work to make sure all needed areas are repaired. Representatives are: Valerie Wilson (BG), Marge Ford (OG), Carol Kaufmann (HH), and Irv Settleman (PG).

Landscaping Committee—Valerie reported for the Landscape Committee. This is our third year with Bob Jackson. The grounds including the turf look very good this year. There was some planting on the green area between Bouton Green and Olmsted Green. An additional tree may be planted to replace a rather large one that fell during a storm last year. One other item may be replaced on Bouton Green. No additional landscaping is scheduled this year due to the cost of the swales. Carol Kaufmann expressed concern about the weeding on Hamlet Hill and Valerie will meet with her to identify needed areas and communicate with Bob Jackson.

New Business

Valerie Wilson told the Board that long-time resident Dorothy Moran had died recently. On behalf of the Board, Sharon Nathanson will send a sympathy card to her family.

The Board unanimously ratified the contracts that had been approved informally at a closed meeting in April for the swale work and for the Condo 1 website developer.

The Board provided time for non-board members residents to speak to any issue or concern regarding the Association. Peri Meltzer thanked the Board for getting her house painted and commented that the landscaping looks great this year. No other comments were made.

The Board then voted to go into closed session to meet with its attorney. The Board Meeting of the Condo 1 Association was adjourned.

Sharon Nathanson
Secretary

The next meeting of the Condo #1 Board of Directors is scheduled for September 28 at 6:30 pm in the Clubhouse.