

I. Call to Order and Verification of Quorum

Hillard Cohen, President, called the meeting to order and verified that a quorum was present.

II. Report of the Cross Keys Condominium No. 1

Hillard Cohen reported on the significant accomplishments of the past year. The Board has endeavored to increase community participation by establishing a committee structure whereby owners can participate in improving Condominium #1. We have established and/or strengthened the following committees: landscaping and tree, legal, architecture, website and welcome. Committee members help Board members by developing projects and ideas, gathering key decision-making information, and planning events and initiatives. This structure has resulted in an infusion of ideas and creative energy in the community and on the Board and has spurred interest by new individuals getting involved on the Board.

Physical improvements have been significant but with a community of this size there is a cost. To dispel criticism of spending too much money for comparison purposes, the Reserve Account at the end of 2015 was \$322,850. At the end of September, it stands at \$342,158 with the operating account staying on budget.

Some of the major expenditures this year include concrete work, removal of dead trees and reconditioning of swales on Olmstead, Palmer, and Hamlet Hill. To date we have spent \$5,000 on concrete work with another \$10,000 committed. Removal of dead trees was \$10,000. The reconditioning of swales was \$17,000. Landscaping costs included in the budget were \$40,000.

This year the Condominium Association #1 also established a website www.crosskeyscondo1.com (also accessed at www.crosskeyscondoone.com) to enable quicker dissemination of information. The cost was between \$3,000-\$4,000. There was a one-time increase in accounting due to a needed Reserve Study and there has been an increase in legal expenses.

The increase in legal expenses is due to threatened litigation, abusive emails and violations. Hillard then explained that in 2008, under a different Board, problems were discovered in the foundations of 24 and 26 Olmsted Green and work was completed at significant cost to the Association but the contractors failed to obtain the necessary permits from the City. As the result of a complaint the City has issued citations and imposed fines. The Condo #1 attorney is working with the City to resolve the permit issue. Because of concerns by the affected owners, the Board has engaged an engineering firm to monitor cracks on the exterior wall and report if any changes have occurred. A final report will be issued next Summer. The Board will then decide what action to take. Sid Levy, President at that time, gave his version of what transpired during 2008 period. He did advise that no permits were obtained.

Other issues that were raised is how the swale reconditioning is affecting Hamlet Hill. Hillard stated that the reconditioning of the swales will be monitored to ensure that they are working properly.

III. Review of 2017 Operating Budget

The 2017 Budget was adopted and approved by the Board. It is generally in line with last year's budget except for a large increase in water and sewer fees imposed by Baltimore City. One resident asked for information on how much of the Budget goes to Village Management. The Budget was adopted as presented.

IV. Introduction of Candidates Running for Election and Collection of Ballots

The candidates were introduced as well as current Board members and the ballots were collected.

V. Report of the Cross Keys Maintenance Corporation (CKMC)

Mike Grier of Village Management gave the report. He stated that there is no new information on the renovations to the shopping area. CKMC is mainly responsible for the recreation areas and the roadways that do not belong to a specific association.

VI. New Business

A resident asked that the Association look into the cost of putting a sidewalk on Hamlet Hill where there is none to protect residents walking during the night when visibility is low. Another resident asked the Board to consider handicapped access. Several residents expressed concern about people not picking up after their dogs and asked the Board to send something out reminding them of this responsibility. Several others expressed concern about the long-term parking of a van which was blocking sidewalk access on Cross Keys Road across from Hamlet Hill. The Board will look into these concerns.

VII. Voting Results

The following people were elected to the Board. Laura Armstrong, Mike Hill and Sarah Taylor.

The meeting of the Cross Keys Condominium Association was adjourned.
Sharon Nathanson, Secretary