

## **Cross Keys Condominium No. 1**

### **Minutes of Board Meeting – June 8, 2020**

The meeting was called to order by the President, Marianna Carlucci.

The meeting was conducted via Zoom. Present were Marianna Carlucci, Sarah Taylor, Gail Mandell, John Braun and Diana Schulin. Absent were Sharon Nathanson, Maria Amayo and Rosalie Parker.

The minutes of May 27, 2020 were unanimously approved.

Marianna presented the Management Report in Rosalie's absence.

There is a 30-40 foot oak tree on Hamlet Hill that requires removal. Carroll Tree will remove it. Rosalie will coordinate parking for those residents who are affected by the removal.

Marianna will contact Rosalie regarding parking lot striping.

There was a discussion about the future roof inspections. Dale Snoddy will be able to determine if he needs to do an interior inspection by his outside findings. He will provide his opinion on what needs to be repaired vs. what needs to be replaced. He will include his opinion on the life span of each roof. He will be complete with his work within the next few months.

After the special assessment, there were four roofs with active leaks. Five roofs were replaced. Black Diamond did the work. Dale Snoddy inspected the work after completion. The cost was \$35,565. That's an average of \$5,600 for the smaller roofs and \$7,000 for the larger roofs.

John Braun is replacing Bill Levy on the board. Marianna introduced John and thanked Bill for his participation. John brings a wealth of construction knowledge.

Pools are anticipated to be open within the next week.

Cave's Valley purchase will go through at the end of June.

Diana thanked those residents who watered trees at the back behind the T on Bouton Green. She expressed how important it is for volunteers to help with watering.

Diana advised that we are getting bids for tree replacement in front of the courts. They will be small native species that will not interfere with pipes.

Diana advised that we have removed 34 trees over the past two years.

Diana advised that we will continue to seek money for storm water management projects and tree replacement.

Erika gave the treasurer's report. Operating cash \$67,000+, Savings \$328,000+, Reserve \$246,000 for a total of \$575,000.

There was a discussion of the retaining wall at Palmer Green. The engineering drawings will be about \$6,000. John will call Bill Levy to see how long the figures that were quoted by Lerch are still good.

There was a question about who owns which part of the fences. Sarah was to check.

Gail requested that we get a bid for the cleaning and staining of the back decks on Bouton Green.

The meeting was adjourned.

The following are our next meeting dates.

Wednesday, July 22

Monday, August 24

Monday, September 14 (Community Meeting)

Wednesday, October 28

Monday, November 3 (Annual Meeting)