

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

### **Minutes of Board Meeting – July 22, 2020**

The meeting was called to order by the Vice President, Sarah Taylor.

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

Since our last meeting, Sharon Nathanson resigned from the board. We are currently looking for an owner to fill her position.

The minutes of June 8, 2020 were unanimously approved.

Rosalie presented the management report.

A contract was signed with a company who will do the parking lot striping – Professional Parking. The cost of the striping is \$2,330.00. The date of the striping is to be decided.

Palmer Green retaining wall – Rosalie will contact Carroll Tree regarding the trees that need to be removed.

Sarah and Rosalie performed a fence walkthrough and it was decided that we would do repairs on an as needed basis. The inspection included the back decks on Building H. Rosalie will get prices on power washing/painting and/or replacing planks. The cost is estimated at \$1,500 - \$2,000. Rosalie said that Fence Masters, Pyle Fence or Thornhill could give their opinions on the recommended work and the cost.

Rosalie reported that various maintenance jobs were completed.

Rosalie will get the report from Knott Mechanical on their scoping activities.

Rosalie will speak with Thornhill about power washing the brick facing and the effects of same on the brick and mortar.

John discussed the status of the roofs. He reported that the five new roofs were inspected and were deemed to have been done correctly. John will talk to Black Diamond regarding pitch and underlayment issues. He reported that 42 homes had wind damage to shingles according to Dale Snoddy. The majority of the roofs have damage on both slopes. Can't repair wind damage on two layer roofs. Have to replace entire slope. John called agent Valerie Boston to inquire about reporting the claim to our insurance company. There are 64-68 slopes that may need to be replaced. We have a \$10,000 deductible. There is a question as to the number of events. There was a discussion regarding the effect of making a claim on our premium. We unanimously decided that we would submit a claim including those 12 – 14 roofs that

Dale Snoddy opines need to be replaced. John will follow up with the board after the roof inspection scheduled for mid August.

Diana advised that we are strategically not pursuing grant money this year from the state and from Blue Water Baltimore. Storm water management still remains a long term goal.

Diana reported that there is a dead tree behind Building H. Carroll Tree is to give us an estimate. Rosalie is to check with Mike Grier on how to gain access to the area behind Building H.

Rosalie will send a report on the status of the assessments and those that still owe who do not have a payment plan.

The meeting was adjourned.

The following are our next meeting dates.

Monday, August 24

Monday, September 14 (Community Meeting)

Wednesday, October 28

Monday, November 3 (Annual Meeting)