

Kendall Camp Property Owners Association
2021 Annual Meeting
January 18, 2021
5:00 to 6:30 pm
Location: Virtual

1. Call to order and Introductions: confirmation of proxies and quorum:

- a. The meeting was called to order at 5:01pm. This Annual Meeting was held virtually and a roll call was conducted of all Kendall Camp Units. A total of 12 Units were represented in person (31, 33, 71, 91, 103, 123, 141, 161, 163, 181, 183, and 254) in the virtual meeting.
- b. One Unit (53) was represented by proxy to Klaus Schmidt
- c. Nine Units (46, 51, 73, 93, 101, 121, 143, 170, 200) did not call-in or submit proxies for the annual meeting.

The requirement for a quorum of 1/6 of 22 homeowners (a total of four minimally required) in order to hold the Annual Meeting of Members was met.

2. Review of Minutes from 2020 Annual Meeting: The draft minutes from the 2020 Annual Meeting were reviewed. There were no questions or objections. The minutes were unanimously approved as final. (Motion: Evan Goldman; Second: Mike McLenagan)

3. Update of Wisp Master Association Activities:

- a. Klaus Schmidt gave an update on the Wisp Master Association. The Mid-Year Meeting of the Master Association was held on October 2, 2020. Dues for 2021 were set at \$50 per member in each POA. The total expense to Kendall Camp is \$1100, which is unchanged from 2020.
- b. The greatest expense is from the upkeep of the Lakeside Park. A new seating platform has been put in as well as the purchase of new Adirondack chairs for lake viewing. A draft document is being prepared explaining the use and limitations to use for Kendall Camp members.
- c. In addition, a portion of the annual dues are being set aside community signage updates at the bottom and top of Overlook Pass (a much needed project which has been 20 years in the making).
- d. National Land Partners is beginning the process of transitioning the Master Association toward homeowner control and as part of this process has asked Klaus Schmidt to serve on the Master Association Board of Directors and be the Treasurer. Klaus accepted and also indicated he will recuse himself from voting on issues with conflicts associated with Kendall Camp and will represent Kendall Camp in those matters.

4. Budget Review 2020:

The Annual expenditures for 2020 were reviewed (final budget attached). As in recent years, lower than anticipated costs in snow removal, tree removal, wood chip replacement and electricity resulted in additional savings which allowed the POA to transfer of \$17,428.25 into the Reserve Fund at the beginning of January 2021 opposed to the original \$9,000.

In general, actual expenditures were generally in line with what was expected and historical expenditures.

The significant outlier was:

Trash Removal-Actual expenditures were \$4,952.10 versus \$3350 budget. There was an enormous increase in short term rentals and as a result, the Board had voted to add a second dumpster. The second dumpster is now on caretaker status (\$65 per month) which saves the POA the dumpster \$150 one-time removal fee but does allow additional picks up (at the extra pickup rate of \$102). Rental occupancy over the winter will dictate the amount of extra pickups required. The Board will decide to in the Spring on how to proceed with respect to the additional dumpster for the peak summer period.

There was a discussion regarding the replacement of the three remaining street lights on property that are not yet LED lights. It was the general view that the POA will wait until each light fails to replace them and that any savings that might occur from LED use does not warrant the expense of replacing the three old working street lights immediately. One light near the dumpster is anticipated to be replaced in the Spring. The POA also still has an inventory of Metal-halide bulbs for the three older street lights.

5. Budget Presentation for 2021:

The 2021 budget adopted by the Board at its (Nov 11, 2020 date of meeting) was reviewed (copy attached)

Notable categories

1. Snow removal costs have been reduced. For 5 years running our costs have been lower than anticipated.
2. Trash Removal was increased due to the massive increase in Short Term Rentals anticipating the same for the summer of 2021.
3. Dues are set for 2021 at the same rate as 2020, \$2500. This will result in non-interest income of \$55,000. The annual dues bills have been sent out. Please inform the Board if you have not received your bill. It may be paid in full or over two payments.

6. POA reserve Status:

As of 1/18/2021, the POA has a total of \$ 101,534.01.

The funds are allocated as follows

Saving Account at First National Bank; \$65,071.39
CD 2019 (3 year 2.72% APR maturing July 2022) \$36,462.62

We still have an inventory of log siding in the shed valued at \$5252.

The Board feels that we are in good shape with our reserve fund.

There was an open discussion on the various large expenditures that will need to be addressed for the community in the future.

Repaving the Kendall Camp Road:

Presently the road around Kendall Camp is in good shape. Board Members have reviewed the state of the road. The top layer repaving was done 5 years ago and cost \$53,000. Presently the top layer is in good shape. Next year, we may need to do a sealing of the asphalt due to multiple cracks but we do not anticipate any major work will be needed for 2 to 3 years.

Potential other projects that need attention:

All Kendall Camp Unit Roofs and Pavilion Roof. (See next page of discussion points)

Potential Permanent Basketball Hoop in Parking Lot.

An estimate of \$1500 was provided last Spring after the Board addressed this request. It was felt this estimate was too high. Future estimates will be sought.

Front Gate Lights: Left hand light is problematic and may or may not require significant expense. An electrician will be brought in the spring to determine the problem.

7. Unit Exterior Maintenance and Repair Status:

Good work has been done by homeowners addressing the individual unit exterior maintenance requirements that were laid out in the Spring 2019 inspection reports and letters. A few owners still need to finish up their work and they do know who they are.

Subsequently due to Covid 19, the Board decided not to conduct additional inspections in 2020 in order to allow homeowners to catch up on their existing repair requirements.

In the Spring of 2021, Klaus Schmidt, Evan Goldman and Jeffrey Roche will walk the property and inspect for 2021. A letter will be sent out to all unit owners outlining maintenance requirements for their units to be completed by the end of year 2021 as well as a listing of items to keep an eye on for repair in the Spring of 2022.

Roof Replacement Project:

There was an active discussion by many members in attendance on this topic. The Board members have continued the conversation started in 2018 and 2019 on the future roof replacement project. As a reminder, the current cedar shake roofs are on average 14 years old. The POA needs to continue to address the issue of how to replace the roofs in approximately five years. In July of 2020, the Board members met with Shield Roofing from West Virginia in order to initiate a process that will give the POA a better idea of the cost of the project.

1. The Board received an estimate (Davinci material- synthetic) of \$75,000 to \$110,000 per building (2 units). This estimate is on the high end but does have a 50 year lifespan.
2. The Board received an estimate of Architectural Shingle for \$41,000 to \$50,000 per building (2 units) with its best warranty.
3. Cedar Shake shingles. The Board has been unable to find a vendor to provide an estimate and will try again in the spring to obtain an estimate. Finding Cedar Shake providers is near impossible.

The Board as part of this process was able to obtain sketches and diagrams of all the roofs which will significantly aide in the future estimates. The Board believes that we will need to initiate this project in approximately 2 to 3 years at which time all roofs will be at least 15 years old.

The key issues discussed were:

Although the Cedar Shakes look nice, the wear and tear is significant, and there should be concern regarding the amount of algae and mold accumulation.

The Pavilion roof has been cleaned as part of this project to determine the status of the Cedar shingles. Many disintegrated completely.

The Planning needs to start now.

Questions discussed included:

Do we collect funds now for this future project? Do we collect funds as part of a special assessment? Do we use local contractors or put out a larger net to contractors in Baltimore, DC, Pittsburgh?

What material should be used and what timing? Do we replace all at once or in phases over 1 to 2 years. How is it determined which roofs need repair and when? What are the warranty options? Do we have 2 or 5 years left on our roofs? Economies of scale of doing all roofs together will provide some benefit. Individual homeowners will need information to begin to plan for the expense of this roof replacement.

It was suggested that homeowners take a look at the Ridge Run Community in North Camp which has architectural shingles not Cedar Shake shingles.

The Covenants of the POA state that the roofs are considered Common Area and thus any decisions apply to all homeowners consistently. The Board will need to address this issue and will be requesting additional estimates. The Board welcomes all input on this matter.

8. POA Board of Directors election: nomination and vote:

There were four vacant positions on the Board as the result of expiring terms in January 2021. Evan Goldman (Unit 103), Don Mesecher (Unit 161), Klaus Schmidt (Unit 141), Susan Solomon (Unit 183).

All of these individuals indicated there were running again. A request of interest in running for the Board was sent out to all members of the POA. No other members of Kendall Camp indicated an interest in running for office. With the number of candidates equal to the number of open positions, the secret ballot was dispensed with by unanimous vote in favor (Shane Pittman; Steve Goldfarb seconded). The candidate slate was unanimously approved by vote in favor (Shane Pittman; Steve Goldfarb seconded).

9. Other business:

A very open and active discussion occurred on the matter of Short Term Rentals and the quality of life impacts on the Kendall Camp Community. There was general consensus that the Short Term Rental increase has resulted in tremendous abuse of the Kendall Camp rules. Most notably, noise and observed over occupancy of units. The discussion included many specific examples as observed by homeowners. There was also general consensus that the reaction by the Rental agencies has been very disappointing and non-responsive.

Options that were discussed to address these violations included having home owners contact their Rental Agency as quickly as possible and file complaints, have the POA hire off duty police in conjunction with neighboring POA's, to patrol the communities for noise violations during peak weekend nighttime hours.

A draft White Paper regarding issues and possible solutions to violations due to Short term rentals was attached. The discussion included concerns of who is to pay for any costs associated with this issue, all homeowners or rental units? Is it just renters or is it also Homeowners violating the rules? Is this issue a blip or will it continue over the next few years? How do we work with the Rental agencies as a POA or is it owner to Rental Agency? This is a major issue and more is to follow and will be discussed at the spring Board meeting.

b). A request was made to ask if the General Manager of the Wisp Resort can address, meet or communicate with the POA on the ongoing improvements and future issues of Wisp Resort. There was a question on when the East Ridge snow guns will be in operation. Klaus will discuss this with the General Manager. Ron Hawkes.

10. With no other business on the agenda, The Annual Meeting was adjourned at 6:31pm by unanimous vote in favor (Shane Pittman, Evan Goldman seconded).