

Approved at Kendall Camp 2023 Annual Meeting

Kendall Camp Property Owners Association  
2022 Annual Meeting  
January 22, 2022  
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 5:08pm. This Annual Meeting was held virtually and a roll call was conducted of all Kendall Camp Units. A total of 9 Units were represented in person (31, 33, 53, 71, 103, 141, 181, 183, and 254) in the virtual meeting.
- b. Thirteen Units (46, 51, 73, 91, 93, 101, 121, 123, 143, 161, 163, 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 2021 Annual Meeting: The draft minutes from the 2021 Annual Meeting were reviewed. There were no questions or objections. The minutes were unanimously approved as final. (Motion: Evan Goldman; Second: Shane Pittman)

3. Update of Wisp Master Association Activities:

- a. Klaus Schmidt gave an update on the Wisp Master Association. Dues for 2022 were set at \$23.29 per member in each POA. The total expense to Kendall Camp is \$512.38, which is a decrease from the \$1100 in 2021.
- b. The major upgrade in 2021 was the construction of the new sign structures at the top and bottom of Overlook Pass. The structures are owned by WRMA with Wisp Resort having an easement to place the signage in the structure. The various community names will be included on the Wisp prepared signage.
- c. Planned for 2022 is the addition of a decorative safety railing along one side of the pavilion located in the Lakeside Park.
- d. Development of a plan to deal with the deteriorating storm-water pipes at the bottom of East Ridge and along Marsh Hill Road is ongoing.

4. Budget Review 2021:

The Annual expenditures for 2021 were reviewed (final budget attached). As in recent years, lower than anticipated costs in snow removal and landscaping items resulted in savings which allowed the POA to transfer of \$12,034.09 into the Reserve Fund at the beginning of January 2022 opposed to the original \$9,000 that was expected.

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

5. Budget Presentation for 2022:

The 2022 budget adopted by the Board at its (Nov 9, 2021 date of meeting) was reviewed (copy attached)

Notable categories

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1. Snow removal costs were maintained at \$6500, having been reduced the previous year. This amount seems to be about right for annual expenditures.
2. A line item of \$4000 was added to pay for the East Ridge Courtesy Patrol which the POA may need to run by itself this year pending the participation of neighboring communities.
3. Dues are set for 2022 at the same rate as 2021, \$2500. This will result in non-interest income of \$55,000. The annual dues bills have been sent out and can be paid in full or in two equal payments.

6. POA reserve Status:

As of 1/15/2022, the POA has a total of \$ 115,719.32.

The funds are allocated as follows

Saving Account at First United Bank; \$78,252.46  
CD 2019 (3 year 2.72% APR maturing July 2022) \$37,466.86

We still have an inventory of log siding in the shed valued at \$2522.63 (3x10 and 4x10) and \$332.48 (6x10).

The Board continues to believe the reserve fund is adequate to address the maintenance needs of the common areas excluding unit roofs. The replacement of the pavilion roof was discussed as an item that should be looked into during 2022. Other larger future projects (ie. Road repaving, gate replacement and storm water pond maintenance) were discussed in brief.

7. Unit Exterior Maintenance and Repair Status:

Once again some progress was made in exterior maintenance but the challenge in finding reliable contractors continues in the DCL area. As a pilot project for 2022, the Board has decided to proceed with contracting with Fost Renovations LLC for four weeks of unit exterior maintenance work as prioritized by the POA. The company is known to a number of Board members and does good work. The cost for the maintenance done on units will be passed through to homeowners for reimbursement to the POA.

This April Board members will walk the property and inspect for 2022. Based on the results, a priority list for Fost Renovations to complete during the summer will be developed. Remaining homeowners will be informed of the required items they are responsible for on their own.

8. Roof Replacement Plan:

The Board presented the attached roof replacement plan which was followed by discussion. The resulting vote to approve the plan was unanimous (Motion: Evan Goldman; Second: Mike McLenagan)

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

There were five vacant positions on the Board as the result of three expiring terms in January 2022 and the departure of two directors (Don Mesecher and Susan Solomon) due to the sale of their units.

Due to the difficulty in finding homeowners to fill all seven Board positions the Board made a recommendation to revert to five members (as had been the case from 2007 until 2019). After some discussion the vote was held and was unanimous (Motion: Evan Goldman; Second: Mike McLenagan)

With the Board membership now set at five, there were three vacant positions to fill. Jeff Roche and Shane Pittman agreed to run again as directors and Dan Borten agreed to run for the remaining vacant position. A request of interest in running for the Board had been sent out to all members of the POA in December with only Dan expressing interest. With the number running equal to the number of open positions, the secret ballot was dispensed with by unanimous vote in favor (Motion: Mike McLenagan;

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Second: Evan Goldman). The candidate slate was unanimously approved by vote in favor (Motion: Mike McLenagan; Second: Evan Goldman)

10. Other business:

One owner commented about the possibility of revisiting a plan from 2012 to add additional amenities in the common area greenspace. The Board will take this up at a future meeting.

11. Adjourn: With no other business on the agenda, The Annual Meeting was adjourned at 6:45pm by unanimous vote in favor (Motion: Steve Goldfarb; Second: Mike McLenagan).