

Kendall Camp Property Owners Association
2023 Annual Meeting
January 21, 2023
4:30 to 5:20 pm
Location: 33 Kendall Camp Circle and Virtual

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

- a. The meeting was called to order at 4:33pm. This Annual Meeting was held both in-person and virtually. A total of 12 Units were represented at the meeting, three being in-person (33, 141, 181), six being virtually (51, 53, 91, 103, 183, 254) and three by proxy (31, 71 and 161).
- b. Ten Units (46, 73, 93, 101, 121, 123, 143, 163, 170, 200) did not call-in or submit (valid) 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 2022 Annual Meeting: The draft minutes from the 2022 Annual Meeting were reviewed. There were no questions or objections. The minutes were unanimously approved as final. (Motion: Jeff Roche; Second: Mike McLenagan)

3. Update of Wisp Master Association Activities:

- a. Klaus Schmidt gave an update on the Wisp Master Association. Dues for 2023 were set at \$21.16 per member in each POA. The total expense to Kendall Camp is \$465.52, which is a decrease from the \$512.38 in 2022 (further down from \$50 per and \$1100 in 2021).
- b. The WRMA declarant has changed from National Land Partners to Enclave at Lodestone LLC. Enclave will be a new community (the eighth in WRMA) developed in the back-nine area of the Lodestone Golf Course and will eventually have 133 lots. Further, with the expiration of the 20 year development period and Class B (Declarant) shares, a Nominating Committee has been formed in order develop a slate of Board nominees that will be voted upon at the next WRMA Annual Meeting on 3/18/23.
- c. In 2022 a decorative safety railing along one side of the pavilion located in the Lakeside Park was added. In 2023 exterior maintenance on the bath house is planned.
- 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 2022:

The Annual expenditures for 2022 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 \$11,305.95 into the Reserve Fund on 1/19/23 to the original \$4,000 that was expected.

In general, actual expenditures were generally in line with what was expected and historical expenditures. Some of the variances (pavement repair and East Ridge Courtesy Patrol were highlighted and discussed). Some members expressed interest in having the ERCP work during certain winter weekends; the board will investigate if this is possible. Additionally, some members expressed a desire for more salt to spread during ice related weather events; the board will discuss this with the contractor.

5. Budget Presentation for 2023:

The 2023 budget adopted by the Board at its (Nov 9, 2022 date of meeting) was reviewed (copy attached)

Notable categories

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. East Ridge Courtesy Patrol was reduced to \$3500 pending the POA collaborating with neighboring communities.
3. Dues are set for 2023 at the same rate as 2022, \$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 (due Feb 5 and June 30).
4. There was discussion on trying additional ground hog control methods to include noise-making devices tested in 2022.
5. There was discussion on updating the contact information in the front-gate panel and then eliminating the internet connection to the gate. Also, the property manager is checking on whether cell phone numbers can be entered into the system and all the remote-entry function to work.

6. POA reserve Status:

As of 1/19/2023, the POA has a total of \$ 224,589.95 in Reserve Funds.

The funds are allocated as follows

- Saving Account at First United Bank: \$88,269.42
- CD 2022 (2 year 1.125% APR maturing July 2024): \$37,975.61
- Roof Replacement Fund: \$98,344.92

We still have an inventory of log siding in the shed valued at \$1167.29 (3x10 and 4x10) and \$262.40 (6x10). The Pavilion roof was replaced in 2022 at a cost of \$2750.

New for 2023 will be the requirement by the State of Maryland for each POA to complete a Reserve Study. The Kendall Camp Reserve Study will be undertaken by an outside contractor in April. The results will be analyzed by the Board and shared with the community. The Board continues to believe the reserve fund is adequate to address the maintenance needs of the common areas. The new Roof Replacement Fund will be exclusive to the roof project planned in 2025.

7. Roof Replacement Plan Status Update:

To date the 16 of 20 homeowners have paid their 2022 installments; follow up invoices to the remaining four will be sent at the end of January. In 2022 the 101/103 building at its roof replaced with the GAF HDz Weathered Wood Shingle. The consensus was that the resultant look is very good and one the POA can proceed with. The next installment of the special installment is due in Q42023. The POA will begin to look in earnest for contractors in Q42024 for execution of the project in Q2 or Q3 2025.

8. Unit Exterior Maintenance and Repair Status Update:

The pilot project of using Fost Renovations LLC has a pre-arranged contractor for exterior maintenance proved very successful for 2022. All but three homeowners were able to complete their required maintenance using Fost. These three will be given priority to Fost hours (three weeks are contemplated) in 2023. As in this past year, 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 2023. 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.

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

There are two open positions on the Board due to terms expiring. A request of interest in running for the Board had been sent out to all members of the POA in December with only Klaus Schmidt and Even Goldman (current directors) expressing an interest in serving for an additional term. With the number of open positions being equal to the number of candidates, the secret ballot was dispensed with by unanimous vote in favor (Motion: Mike McLenagan; Second: Evan Goldman). The candidate slate was unanimously approved by vote in favor (Motion: Evan Goldman; Second: Mike McLenagan)

10. Other business:

Jeff Lewis raised the possibility of adding a sports court to the common area greenspace. This was followed by some discussion about the financial impact and ability to control access. The Board will take the topic up at a future meeting.

Elizabeth Harris raised the issue of large ruts under Chairlift 4 left by the recent lift repair work undertaken by Wisp Resort. The Board will approach the resort about grounds repair work in the spring.

11. Adjourn: With no other business on the agenda, The Annual Meeting was adjourned at 5:20pm by unanimous vote in favor (Motion: Jeff Roche; Second: Mike McLenagan).