

**Quarterly CKMC Meeting
November 10, 2025**

In attendance:

Karla Bunz, President, Roland Mews

Ruth Roman, Treasurer

Joe Ann Weaver, DH Bader Property Mgt

Tom VanPelt , DH Bader Property Mgt

Sarah Taylor, Secretary, Condo 1

Julie Cahan, Hamill court

Deb Levin, Harper House

Peggy Winfield, Fallswood 11

Ben Civiletti, Fallswood 1

Ann Saunders, Roland Green alternate

Arsh Mirmiran, CVP

Heather Chilcoat, Mackenzie

Not present: Alex Katzenberg, David Rosenberg, Dunns Grove

Meeting Called to order at 6:10

Introductions of BOD members, to welcome new members

Presidents Report

New signage has been installed. The misspelled word at the north end sign will be fixed. There is still signage needed at the south end and the CKMC reps from Fallswood 1, 2 and Hamill Court will meet with Tom Van Pelt to decide where it will go.

BGE will be installing new gas pumps and regulators within the next 6-9 months and will conduct a community wide meeting on Dec 9th at 11:00 in the clubhouse to tell people what to expect and to explain the regulator pump. BGE will need to be turned off for some time while this work is done.

Once this work is complete, the long overdue asphalt projects will start up.

TREASURERS REPORT: Ruth Roman

Our reserves are healthy.

The water bills are all up to date. The budget planning committee and our treasurer worked very diligently to create the 2026 budget made more difficult by combining DH Bader's systems with Village Mgt systems.

There are 3 budgets: the REC budget, the shared budget and the combined budget.

CKMC is increasing our fees so that we can put more money into our reserves. Tariffs will affect resources - pool equipment is from China and asphalt comes from Venezuela and pricing might exceed what the reserve study estimated in their 2023 study.

Funds from the shared budget will cover repaving, a new boiler in the clubhouse and the pool renovation at the north end. Our insurance is also increasing.

The budget increase calls for an increase of 4% on the shared budget and 5% on the recreation budget. The increase in 2025 was 10% and in 2026 it will be 9%.

THE BUDGET FOR 2026 was approved.

MANAGEMENT REPORT - Tom VanPelt

The new ballot for Treasurer and Secretary - approved by BOD

In the past, elections for the CKMC Board have been casual. There was never any voting and positions were handed out by the CKMC president and the mgt. co. We will now vote for the Treasurer and Secretary as they do not need to be on the BOD. These positions will now be for 2 years, not 1 year. The President and Vice President were not nominated but were unanimously elected to stay on in their positions. It was recommended that we vote for an assistant treasurer so that our current treasurer can stay on for another year as she has knowledge about CKMC & experience on the BOD. However, not everyone agreed, as that defeats the purpose of an election, which is to let the BOD decide and allow qualified people an opportunity to serve.

The BOD voted to approve the nomination form for Treasurer and Secretary and it will go out to the community and people will have 45 days to review the nominees and vote.

Karla Bunz and Alex Katzenberg were voted in as the 2026 President and Vice President for CKMC.

CVP - Arsh Mirmiran

He plans to spend \$25,000 on Holiday Decorations. In 2026 they will purchase a large holiday tree to be used every year. Arsh requested that CKMC contribute 70% towards the \$5100 which will go towards the Gatehouse decorations.

A BOD member did not feel that this is something the residents should pay for. Arsh withdrew the request.

Joe Ann Weaver reiterated that WE ARE ALL IN THIS TOGETHER (commercial and residential) and that working together with respect will be beneficial to us all. CVP benefits from residents utilizing the restaurants and shops and residents benefit from the capital improvements made by CVP and all of the dining and shopping options.

Live Baltimore is a program that introduces people to important neighborhoods throughout the city. They have asked for a Cross Keys rep who can discuss the advantages and realities of living here. We were encouraged to find resident to serve as an ambassador for LIVE BALTIMORE.

Bollards

Bollards were installed at the north end gate to provide delineation of roadways and to:

- Keep people on the road and not in a ditch
- Slow down traffic
- Keep large trucks and cars off the grass
- Provide safety at night for drivers because of the reflectors

Some BOD members do not like their look but a vote was taken and the BOD approved keeping them in place. Safety first!

Commercial

Warby Parker is open

Framebridge will open in 6 weeks.

A nail salon will soon come to the space across from Za Vino.

A woman's clothing store will be moving in.

Re-Set, an athletic wear store, will be coming in as a pop-up near Ruxton Mercantile.

Some concerns are:

Dangerous fencing at the south end where the apt building is being built (A Mackenzie rep and Hamill Ct president will meet to review)

Stop sign at hotel is low and not effective

Speed bumps on Hamlet hill road could be preventing water from draining into the proper storm drains and the Kiddie School of Calvert is getting run off which has caused flooding which was costly to repair. An engineer will research the problem and figure out a way to mitigate the run off.

MACKENZIE - Heather Chilcoat

Holidays -

holiday decor will go up soon

Events will commence on December 6th with a Makers Market and Santa Claus in the square

Gifting Back to Baltimore. This year local schools will decorate Snow Globes and the winner will gift the money they raised to their favorite charity. This has grown from 8 schools to 14 schools in two years. CVP is purchasing the globes.

9 tailed fox will be open on Christmas Eve and Christmas Day and CeCe's will be doing take out meals on Thanksgiving.

The next CKMC meeting will be on 2/2/26, at which time the secretary and treasurer will be elected.

The meeting was adjourned at 7:30

Respectfully submitted,

Sarah Taylor

Secretary