

Minutes of the Cross Keys Condo 1 General Meeting February 26, 2025

In attendance: Sarah Taylor, Barry Phipps, Barbara Bezdek and Joe Ann Weaver

1. Minutes of the last meeting were accepted

2. President's Report

- a. The BOD has been meeting regularly to go over systems, protocol and operating processes so that there is more transparency, clarity and communication between management, maintenance and the Condo 1 board.
- b. The rules and regulations have been amended and distributed. Jack Tranter and Barbara Bezdek spear-headed this venture and put many hours into organizing, and strengthening the content. They are posted on our website.
- c. The locks on the storage areas have been upgraded push button keys so that they are easier to operate. Combination codes can be obtained from a BOD member, maintenance or Joe Ann Weaver.
- d. Our next, five-year reserve study is coming up this September and we are interviewing companies and also determining what capital improvements we should be making over the next 5 years.
- e. The Village is going strong and filling up with stores...The apartment building has broken ground. Ruth Shaw will take over Betty Cooke's space, a Pilates studio is coming and the Mexican and Asian fusion restaurants should open this spring. Kneads is open and doing well. Support your local vendors in the Village- we have a symbiotic relationship. When they do well, we do well. There aren't that many places in Baltimore that are as nice as The Village. It's a very upscale "destination location" so let the world know.
- f. A newsletter ("Keynotes") is in the works

3. Financial Report

- a. Both the Arrears Report and the Financial Report for January was emailed to the BOD. Arrears are not alarming, and are being addressed in a timely manner. Our financial position at the end of January remains steady, with income and expenses as expected.
- b. Barbara Bezdek reported that we are getting great support from Joe Ann and Elaine at Bader as the new accounting system is being populated and organized.
- c. Our Standard spend is normal and reserve expenditures for all of 2024 were approximately \$288K.
- d. Some examples of our bigger ticket items are 19K for painting the parking areas, 22K on plumbing and 32K on fencing and decks.
- e. We currently have 3 banks accounts and are looking at ways to make money on our money, such as ladder-ing of CD's, Money Markets, etc.

4. Landscaping Report

- a. Brightview has begun the spring clean up and residents are encouraged to sweep out debris from their patios onto the commons for pick up.
- b. Red flags are available on the porch at #32 Palmer Green.
- c. We have a drought forecasted for the summer, so we will not be putting any trees in until the fall. We also have a few trees that will need to come down this spring for safety reasons.
- d. New hoses are needed – someone suggested orange hoses with Condo 1 marked on them to minimize "disappearance".

5. Management Report

- a. There has been an increase of crime in the village – 2 cars in the commercial garage were broken into, packages stolen and its essential to be vigilant. Please report any thefts to the police and to Joe Ann @ 410-323-1778 X104 and keep your doors and cars locked.
- b. There is a new House Bill in Annapolis proposed (HB449/SB446) pertaining to deductible increases that will help in maintaining insurance and reducing premiums for property damage.
- c. BGE has begun the work originally scheduled for August 2024. They have completed 1 – 5 Cross keys road, will begin at the gatehouse and should send notices to the residents when work is scheduled to begin. Please let Joe Anne know if you get a notice.
- d. Traffic studies are being performed with safety and signage in mind.

6. Architectural Report

- a. Finishing the fencing is ongoing.

7. Meeting was adjourned.

Barry Phipps