

Meeting began at 6:00 p.m.
Board member attendees: Sarah Taylor, Barry Phipps, Kate Kennny, Richard Emory and Marilyn Fisher
Absent: Barbara Bezdek
Joe Ann Weaver from D.H. Bader
Meeting called to order and minutes from last meeting approved.

President’s Report
Sarah discussed recent pest activity and said we are getting 3 bids for treatment both inside and outside. Home Parmaount, Orkin and Ehrlich. The treatment will cover various pests.

We are working to get estimates for soffit repairs and replacements. Estimates will be from D.H. Bader, Black Diamond and Ruff. We have bids from Black Diamond and D.H. Bader and are waiting for Ruff Roofers bid.

Discussion of deer control. DNR will not tackle this problem. Residents who feel passionate on the issue were asked to try to find a solution. Sarah described required pipe replacement on Olmsted Green. We will get 3 bids. Not an emergency.

Sarah thanked Deborah Saunders and Dean Routson for organizing and orchestrating the July party on the green. There were a lot of people that came and it was a very successful summer barbecue. .

There will be an August 24 get together on the green at 5:30 for anyone interested. Bring your own chairs, drinks and snacks.
September 24 from 4-6 there will be a concert of Schubert and poetry at the clubhouse. The concert will be performed by Peabody students who study under our neighbor Jung-Hee See.

On September 18 there will be public meeting with elected delegates at the clubhouse to discuss reserve fund laws. Cross Key residents Jeanne Polhaus and Jeanne Hyatt worked hard to have changes made to these requirements in the most recent legislative session including the reserve study law and Sarah explained how climate change is affecting our landscaping. Some plants that were successful are no longer suited to our climate and different plants are taking their place. There’s also been a surge in new pests that are affecting our plants.

Management Report
Joe Ann reports that financial statements have been delivered.
DPW pickup hours for trash and recycling have been revised to earlier times to help workers be more comfortable during the summer heat.
BGE project to redo gas lines in CK has been delayed. Management has delayed repairing potholes until after BGE work is done.
Joe Ann reported on new reserve legislation which allows condos and HOAs to borrow from and repay reserves for large projects. And changes were made to clarify accounting practices permitted for reserve funds. These changes provide necessary relief to condo associations.
Proposed bills House 1543/Senate 758 will require board directors to have minimum education.
Senate 755 would limit collection of sensitive information such as social security numbers and birth certificates for access to common areas.
There is also a proposed bill that would prohibit mgt companies from holding elections.

August 15 free concert in courtyard.
Nine Tailed Fox is open.
Apartment building will have 341 units and be completed in 2027.
North gate crosswalk has been completed. New signage will go up to make it safer for pedestrians.
Deborah Saunders asked about HVAC ducts and dryer vent cleaning. Suggested vendors have been noted in the past.

Treasurer’s Report.
Sarah delivered Barbara’s report.
Barbara moved our reserves into interest bearing accounts. We are operating within budget. We have built up our reserve account over the last several years. We are contributing \$12,937 to reserves each month; \$77,000 this year. We have made up the gap in our reserves fund.

Barry gave update on reserve study. We will use Reserve Advisors after reviewing 3 bids.
A resident will accompany reserve study professional to avoid mischaracterization of expenses. Bill Levy will take on this task.
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Landscape Report
Kate said we are always looking to improve our landscaping so we put contract out for bid again and reviewed the bids carefully. We are still struggling for educate residents on how to get permission to make changes to landscaping in common areas in front of fences. The plants must be from approved list which will be revised.
Nan Goldstein asked if we are supposed to remove ivy. Kate said we do want ivy removed where possible.
Nancy Caplan asked about street signs. Kate replied that we will be getting a bid to landscape the signs and we will do the work if we have sufficient monies. We have a number of landscaping projects in mind.
Barry reported on the removal of dead trees on Bouton, Olmsted Green and the green.

Questions and Concerns
Deborah Saunders asked that back in parking be prohibited. The matter was discussed but not resolved. Joe Ann and Sarah will research how this has been handled in the past. It was previously a rule that 6 years ago was abolished.
Beth Hehir said lots of visitors for businesses have been asking for directions. Joe Ann said new signage which will be up soon should help reduce this problem. Joe Ann also suggested Easy Like Sunday should revise online directions.

Meeting adjourned at 7:00 p.m.