

CONDO 1 QUARTERLY MEETING

June 15, 2026

Call to order at 6 pm

Board members present: Sarah Taylor, Kate Kenny, Barry Phipps, Marilyn Fisher, Richard Emory

Absent: Barbara Bezdek

Joe Ann Weaver in attendance representing D.H. Bader

Minutes from the last quarterly meeting were approved.

PRESIDENTS REPORT

Sarah told everyone to be careful walking at night since someone fell. BGE work may be causing some lights to be out so walking is more hazardous. Walkway and road conditions may be questionable due to torn up concrete.

Joe Ann said she would check into a complaint about a light outage on Palmer Green. Lights are also out on Hamlet Hill Road due to BGE cutting the electrical lines while working.

BGE claims that lines for lighting were not noted by Miss Utility and therefore they did not know that they were cutting them.

Sarah and Richard asked everyone to report any damage caused by BGE. Photos are helpful. For example, let us know if concrete is replaced by asphalt since that is ugly and not appropriate. Please send dated photos to Joe Ann Weaver or Richard Emory (rmemory@gmail.com) when noted so that they can get BGE to correct.

Residents inquired about the BGE representative who is supposed to be available to meet with residents to determine regulator placement. (whether to place them Inside or outside.). Communication is faulty with BGE and Joe Ann agreed that it is hit or miss. We aren't being informed about delays or even where they plan to go in the community. Each resident will have to sign a form about regulator placement. Joe Ann showed us a photo of a regulator at the last meeting and we can reach out to her with questions.

A resident asked if BGE will repave all parking areas. Joe Ann said BGE will repair trenched areas but won't replace all paved surfaces. CKMC has delayed road work so it will be done after BGE work is done. Condo One will consider what work is necessary for us to do and take it into account when budgeting.

When BGE is actively working in Condo 1, Harper House will allow us to park in their lots as necessary. Clubhouse parking will also be available.

Sarah reported that the handrail project is ongoing. All handrails are being painted, welded or replaced, as cited in our reserve study. Soffits are also being repaired as required. This is another repair cited by the Reserve Study. A Resident said the area surrounding the sliding glass door at 46 Bouton needs to be replaced.

The pathway from Olmsted to Bouton needs work. We will get estimates to get it upgraded so the slates are stronger and sturdier. However we will wait until BGE has finished their work since they have such large trucks that are doing damage to walkways.

On Olmsted there is a sinkhole in one of the parking spaces. Contractor will inspect the problem and correct.

June 27 is the date for the Condo One party. 53 residents have RSVP-ed to date and the picnic should be a success. Dean Routson and Deborah Saunders are the chairs of the welcome/social committee.

FINANCE REPORT

Marilyn gave the treasurer's report since Barbara Bezdek, our treasurer, was absent. Nothing notable. No delinquencies. We have sufficient funds in our reserves to satisfy that requirement.

MANAGEMENT REPORT

Joe Ann tells us that the pool near Dunn's Grove will be repaired in the fall and that the pickle ball/tennis court now will be able to host 2 pickle ball games simultaneously. The Summer sidewalk sale will be June 19-21. Panache is closing its doors. There will be a nail salon across from Za Vino. CVP is in discussion with numerous vendors, including Terrain, but nothing is definite.

LANDSCAPE REPORT

Kate thanked Nancy and Sarah for helping water the two new flower beds in the meadow between Olmsted and Bouton. They are wild flower gardens and are lovely and should in I be easy to maintain. The fencing must stay up for 2 years to preserve our investment. The landscape committee, may not plant in other common areas due to concerns that the BGE project could harm new plantings. Signs for each court will be reframed with plantings that will be consistent and evergreen.

Sarah reports that Bader will remove organic waste, if you don't know what to do with it (tree limbs, clippings, shrubs etc) The dumpster at the clubhouse is owned by the Maintenance Dept and it is for their use only. You can also use the services the city has to remove tree limbs or garden clippings. The waste must be in brown bags for City pickup. Bader doesn't require bagging and will charge their hourly rate.

Sarah asked for residents' input.

A resident on Bouton asked about approval for backyard plantings. Kate said she can review plans for approval without a formal written proposal.

A resident advised everyone that there was a sighting of a rabid fox in Roland Park.

A resident complained about how terrible the backyard of 34 Palmer Green Court looks. Sarah explained steps that the BOD has taken to date to have the homeowner clean up her yard - we have sought legal advice and also contacted 311) Barry suggested we send the resident another letter asking that patio be cleaned.

Meeting adjourned