

Board Meeting at 6 pm on March 16, 2026

Board members attending: Sarah Taylor, Barry Phipps, Barbara Bezdek, Kate Kenny and Marilyn Fisher

Absent: Richard Emory

Joe Ann Weaver, Property Mgr, attended for Bader

Sarah called the meeting to order and minutes from December meeting were approved.

Sarah reported that our insurance is up for renewal in April. We made a concerted effort to get quotes from other companies but most companies wouldn't give us a quote due to the age of our buildings or other factors. Therefore, it is likely we will accept the bid from our current insurer. The Board will vote on this matter.

Barry has agreed to serve as head of Architectural Review Committee as well as continue to serve as Vice President. Sarah reminded us that the form for submitting an improvement for review is on our website. The completed form should be sent to Barry with a copy to Joe Ann.

Sarah announced that our regular Board meetings on the third Monday each month are open to residents who want to bring a matter before the Board. After an initial open meeting, most Board meeting will then be closed to address confidential matters such as contracts and employment matters.

Sarah described current effort to get 3 bids to repaint and repair, as necessary, railings leading into storage areas. The railings are not in good repair. All storage areas now have sump pumps to help control moisture and mildew.

Sarah gave report on winter arts festival. Art is currently hanging in the clubhouse and there will be a concert at 4 pm this coming Saturday, March 21. Damian reported to residents that he needed approval from Bader before sending emails so notices of arts events have been sent out late. We asked Joe Ann to address this problem. Sarah will send out a follow up email about upcoming events.

Joe Ann spoke about the BGE project replacing gas lines and installing gas regulators. Work will start in 30-60 days though there is likely to be delays due to bad weather. Joe Ann said each resident has been sent a letter explaining that residents can choose between indoor or outdoor installation for new gas regulators. She shared photos of the equipment to be installed. Residents asked questions about the scope of the project and the choices for placement of gas regulators. Joe Ann emphasized that residents can reach out to BGE with questions. No indoor gas lines will be replaced but when the work is done BGE will inspect each unit for gas leaks before turning the gas back on. The contractor will do all work with an effort to minimize inconvenience to residents.

Sarah said there is a proposal before Maryland legislature to increase the deductible for condominium property and liability coverage from \$10,000 to \$25,000. That would result in increased premiums for residents' own homeowners coverage. Sarah said we can contact legislators to comment on the pending legislation.

Kate gave Landscaping Committee report. Any resident who is interested in having Chapel Valley do a cleanup on their patio should contact Kate or Damian to ask for an estimate. The costs will vary since our patio areas are unique. We don't know the timing because bad weather has delayed commencement of landscaping work.

Kate reminded us that residents need permission before planting any trees, even in limited common elements, because many trees aren't suitable for our community and roots systems can do damage to hardscape, patios and sidewalks. Also, Kate reminded us we need to set out red flags (available on her patio) if we want the landscaping company to leave our common area untouched. Chapel Valley is our new landscaping company. They have served the community in past years so the transition shouldn't be difficult.

Kate described the ongoing project to plant native species in 2 beds bordering the Green. One flower bed is by 42-44 Olmsted. The second bed is behind Linda Martin's house, 20 Bouton Green, on the north end of the Green. Preliminary work is starting now. It will take several years for the new plantings to establish themselves. The beds will be marked off so everyone will know not to walk in the beds.

Kate asked to for volunteers to water the plantings on Olmsted over the summer. Linda Martin will water the plantings near her house.

Raking garden clippings and leaves onto common grounds for cleanup by Chapel Valley is permissible. Kate will let us know when the common areas will be cleaned so we can wait to put trash out then. In the fall some grass was killed because there was a delay in picking up yard waste from common areas. Kate is getting a quote from Chapel Valley to do a once a month pickup for yard waste from our limited common elements.

Barbara gave financial report. We are already over budget for utilities for common areas for January but Barbara reports that in general we are in good shape. We are generally within our budget and our reserve funds are satisfactory. Our largest expenses are dues to CKMC, insurance and management fees.

Resident asked about window cleaning and Joe Ann promised to share the

schedule for upcoming cleaning.

Meeting was adjourned.

Respectfully submitted
Marilyn Fisher

Sent from my iPad