

Condo One Board Meeting/September 14, 2026

Attendees: Sarah Taylor, Kate Kenny, Barbara Bezdek, Marilyn Fisher

Joe Ann Weaver for Bader Management

Absent: Barry Phipps

Meeting called to order at 6 pm

Minutes of last meeting approved.

Sarah commented that Cross Keys has been a construction zone this summer. She noted that the developer of the apartment building paid to keep south pool open 2 extra weeks as acknowledgment of the inconvenience caused by the construction. The new apartment building will be open for the first residents in the next several weeks.

Sarah said Richard Emory, Joe Ann and Sarah have been taking photographs to document damage caused by BGE contractors which must be fixed. Sarah asked us to also send Joe Ann photos of problems.

Joe Ann apologized for headaches caused by BGE contractors. The work has not proceeded in the manner it was supposed to. BGE and contractors had promised to meet with each association before starting replacement of regulators and that hasn't happened. Joe Ann instead heard this work had started from reports by homeowners. She thanked us for reaching out. The third phase has started. This is installing the new pipelines to each unit and replacing the regulators.

One unit owner wants the regulator placed inside but contractor stated that may not be possible. Joe Ann confirmed that although each homeowner should have the choice of placement inside or outside some units can only accommodate the regulator outside.

Unit owner are concerned that light poles are not working. Joe Ann said the contractor has cut some electric lines. Contractor has been looking for the electric lines underground so repairs can be made. BGE says some of the necessary repair work will be the responsibility of the condo association because the lines are old and were not fully functioning when the work was commenced. Contractor and electrician will be back next week to locate and repair the lines. The lines are not mapped and are located under concrete so the task isn't easy. Joe Ann stated that the functioning lights are left on all day on purpose so she can see when any light goes out.

Unit owner suggested that solar lights be installed. Joe Ann will look into this idea.

Joe Ann said there isn't a schedule yet for when the paving repairs will be made. BGE is responsible to replace all damage it has caused.

Joe Ann reported the soffit and fascia repairs and replacements are almost completed. Hamlet Hill is completed. Only 3 are left on Palmer Green. Work continues on Olmsted and Bouton.

Joe Ann and Sarah reported on legislative changes effective October 2027 which change the deductible amount on the master policy which covers the condominium. This will increase the amount which would be payable when a homeowner has responsibility for damage beyond the homeowner's unit.

During the winter the north pool will be renovated. The monies have already been allocated.

The commercial area is doing well. A discount card is being prepared which will be offered to all residents and employees. The card is not ready yet.

Sarah reported that the path on Hamlet Hill Road is unsightly and we are looking into repairing or replacing it.

The wrought iron railings to each storage area have been repaired or replaced.

Sarah reported that next year's projects will include decks which need to be repaired or replaced.

Sarah asked unit owners to consider volunteering to help board members. One unit owner volunteered to serve on the landscape committee.

Barbara reported on financial condition. Our financial report is good. We are working on a budget for next year so we can approve the budget before the end of the year. Our reserves are satisfactory. As of the end of July we had \$57,400 revenue each month. Over \$400,000 total revenue for the year to date. General admin expenses are slightly less than budgeted. The board worked hard with Bader to get more useful financial reporting. We have almost \$500,000 in our reserves.

Kate gave the landscaping committee report. Landscaping budget covers both our necessary landscape maintenance and standard tree work. The landscape budget also includes an additional amount devoted to elective work each year to improve our grounds. Next year our elective budget will be used to make additional improvements around the green. The fence around the new native plants garden will stay up for one more year. We may also place some boulders in the new native plants garden.

One unit owner wanted more assurances that BGE will repair the concrete damage. Joe Ann stated she will continue to monitor the situation to be sure that is done.

One unit owner reported that the ledge visible from the second floor of her unit looking into the back patio has peeling paint. Joe Anne noted that problem can't be seen on the normal monthly walkthrough so she will make a note of it.

Another unit owner noted a problem on brick wall between 16-18 on Olmsted.

The meeting was adjourned.