

10/13/25 - Recreational Meeting for CKMC

A quorum was met with representatives from:

Karla Bunz, President, Roland Mews

Alex Katzenberg, Vice President, Roland Green

Julie Cahan, Hamill Court

Peggy Winfield, Fallswood 1

Sarah Taylor, Condo 1

Ruth Roman, treasurer

Joanne Weaver, D.H.Bader, Property Mgr.

Tom Van Pelt, D. H. Bader, Property Mgr.

Also present: Richard Emory, resident

Meeting was called to order at 6:05

Minutes from last meeting onwere approved with one correction to the name and address roster

It was requested that minutes be distributed at least a day in advance of the meetings so that everything can be reviewed prior to the meeting.

If a homeowner writes to Karla, she'd also like to verify all information with the Board President.

PRESIDENTS REPORT

The meeting of CVP and CKMC will be on 10/21 or 10/23. All attempts are being made by CKMC to control the narrative by hosting the meeting and having it occur after 5 to accommodate our schedule. CKMC's attorney, Bruce Brown, and Elaine Zeimke, CFO for DH Bader will be at this meeting.

CVP has a history of making payments 1-3 months behind schedule and timed in conjunction with Board meetings. CKMC is floating the money for them.

There are 3 main issues in contention:

2 water main breaks and the water loop

The apartment building by Crestar should be separately metered and at this point it is not. CVP has commented that they are covering the bill and it is small and there is a sub meter. It is unknown whether this stipulation regarding metering is in the contract between CVP and CKMC. CVP is using CKMC's fire hydrants and basically over taxing our aging infrastructure. We are paying for their water now and when the apartment building brings in 300 new households, CKMC does not want to pay their water bill. Our infrastructure cannot support that. The construction etc has been taxing on our

roads and landscaping.

Someone asked “what would happen if we cut off CVP’s water and electric?”

CVP has 30% ownership in the community.

Someone suggested that the apartment building should have its own water line from Falls Road.

Another issue with CVP is the continued abuse of peace and quiet laws in Baltimore City. Construction work begins at 5:00 a.m. CVP has refused to show the city permit that they claim they received to begin working at 5:00. It was found that they had a 4 day permit to load equipment onto the worksite that had expired.

There is an “unpermitted” food truck in the Village to feed the construction crew, and they have not been cleaning up their garbage and leaving the site clean.

Arsh Mirmiran will be requesting that CKMC contribute money towards the Christmas Decorations in the commercial section. Last year we did not contribute.

Trucks have been entering through the wrong gates. Signage will be created and added alerting trucks to enter through the middle gate, which has the widest access.

News about The Black Charity Cookout was not shared with CKMC and the location was changed which was problematic for homeowners.

USE OF CLUBHOUSE

Because of the scheduling issues regarding use of the clubhouse, a policy will be put in place, that will be shared with the community, advising homeowners how they can properly reserve the space.

There is an access granted module which will help you book the space and also confirm usage of it. There will be a reservation form. Having systems in place will minimize conflict.

TREASURER REPORT

We currently have \$627,000 in our recreation account. It was determined that CVP owes us approximately \$98,000. The idea was proposed that we close a pool to save money that we’d save approximately \$35,000. However, due to the revolution last year when closing a pool was discussed, it was determined that they should all remain open. The north end pool is in the worst repair but it is operational.

MANAGEMENT REPORT

Pools:

To renovate the north end pool, it will cost about \$375,000

Work will not be done till 2027 and it must be compliant with 2027 state standards.

There is a crack in the north end pool
Double handrails will be added; coping and tiles will be replaced
The size of pool filter must be enlarged

With the onset of tariffs, DRD is purchasing tiles from DRD now and storing them. The tile is being purchased at a very reasonable price

We voted to renew our contract with DRD. They have the best access to American workers, and they are knowledgeable about work visas when necessary.

We are purchasing a pool cover from Millennium for \$1000 less than DRD's price.

POOL RULES - based on past meetings, Tom Van Pelt has revised the rules. Guest passes will be on your pool pass app and you will pay for guests that way also. Few people carry cash and all monies will be accounted for. It is also safer not to have cash at a pool.

Additional stop sign will be added at the south end of the community.

Signs directing trucks to the middle gates will be added.

The BOD members at the south end will meet with Tom Van Pelt to decide where additional directional signage will go for Fallswood 1 & 2 and Hamill Court.

This cost may or may not be included in the original fees we paid to the sign company. Will research.

Tom Van Pelt will have a zoom meeting about the budget before the annual meeting and the budget gets voted on. Meeting will be on 11/11/25

Nominations will be made for executive positions on the BOD and you should send any recommendations to Tom Van Pelt.

Meeting was adjourned at 7:30.