

**SWAN POINT AT LAKE ELKHORN CONDOMINIUM ASSOCIATION, INC.**

**APRIL 8, 2008**

[www.swanpoint.org](http://www.swanpoint.org)

Present: Gracie Bradford, President; Pamela Ford, Vice President; Kathy Bestany, Secretary; Ferd Lazarus, Investment Advisor; Barbara Boyd, Treasurer, Operating Budget; Dave Bittner, Webmaster and Board Member; Beth Sorrick and Mike Klein, WP&M Management Company; Ann Wing, Grounds Committee Chair; Mary Sklarevsky, Covenant Advisor; Mark King, SPRAC Chair.

Meeting was called to order at 7:03 p.m.

Minutes of the March 11 meeting were approved unanimously by email and are posted on the Swan Point website.

1. Residents' Speakout

Residents are requested to ask their guests to park parallel to the curb or off the property. Some residents who come home late in the evening are unable to find parking near their homes. Residents who own more than two vehicles are also requested to park their third (or more) vehicle(s) to the curb or in spaces which are not facing the units. Generally, parking is available in the parking areas which are at the rear of the buildings in the large inner court.

2. Management Report

Board reviewed the draft financial report. Ferd Lazarus asked that the management company identify the specific JMS account when depositing funds. He also recommended that some money from the cash operating account be invested in short term certificates of deposit.

Gracie Bradford questioned why the line item, Accumulated Building Depreciation, is still being used in the financial report. Mike Klein will review with the WP&M comptroller.

Mike Klein will read the Swan Point documents to ascertain who is responsible for window wells (wood ties forming the walls for the wells) attached to the units and report to the Board.

RAR has submitted a proposal for adding lights for the community entrance signs. Initially, it was thought it would be an easy tie to the existing power source for the irrigation system; however, the power source is not sufficient to power the lights, and underground wires will have to be installed. The application to Owen Brown has been withdrawn. This project, if undertaken, will be funded from the Grounds budget.

The irrigation system at the front entrances was turned on at the beginning of April by RAR, who also repaired the system.

Twenty Swan Point owners have signed up for the chimney cleaning service from McDowell's for \$119.95 per flu. Beth Sorrick will email those individuals to verify that they still want the service.

Beth Sorrick will contact individuals who sustained wind damage in December and signed up for WP&M to repair .

RAR completed a walkthrough of the community on March 11 to identify areas that need to be addressed. RAR submitted proposals for the identified areas, which will be completed in phases. As a result of the walkthrough, Baltimore Tree Experts submitted a proposal to remove trees to address drainage and erosion problems at 7237 Swan Point Way.

Outdoor Architects also submitted a proposal for eight areas of landscape work with prices for each project.

The Swan Point master insurance policy expired January 1, 2008. Our new company, Greater New York Insurance Company, required a physical inspection of the property as well as the history of claims from the community. The new policy with GNY has resulted in a savings of approximately \$2,000.

A letter was sent to the owner of 7253 regarding the deterioration of the roof and inquiring about possible leaks. No response has been received.

### 3. President's Report

Gracie Bradford gave copies of the proposed bylaw changes written by Kathy Bestany and added her own comments. She asked that each board member review the recommendations and add their comments (color-coded) to the document in order to keep to the proposed timetable.

She asked for an updated list of all residents be given to the board members and committee chairs.

A list of residents not on the Swan Point email list was sent to Board members. Each board member will contact the individuals assigned to him/her to obtain email addresses. WP&M will send a contact form to use.

Dave Bittner was asked to research methods of communication with board members through the Swan Point website.

### 4. Treasurer's Report

Barbara Boyd questioned a bill for web services. Dave Bittner will research past invoices and payments and report to the Board.

The cost for a flyer sent to residents was quoted as \$12.32; a different cost is listed in the financial report. Beth Sorrick will investigate and report to the Board.

It was noted that several pages of the financial report were missing, probably because the reverse sides of several pages were not copied.

#### 5. Grounds Committee

Ferd Lazarus distributed a list of comments prepared by him and Jim Bannahan on RAR's Enhancement Proposal.

The mailbox project is proceeding. Mike Klein will need three weeks notice before pouring concrete.

Board directed the Grounds Committee to submit a list proposals for erosion control along with costs for the May meeting.

The Grounds Committee is seeking volunteers to serve on the committee. Please contact Ann Wing if you are interested.

#### 6. SPRAC Report

One letter of compliance was sent.

Mary Sklarevsky detailed issues related to the new color scheme for siding and trim. She also prepared a list of multiple vendors for the previous color scheme.

Dave Bittner made a motion to pursue doing a rule change to allow homeowners to use the original builder's color scheme. The motion was seconded by Ferd Lazarus. Dave Bittner, Ferd Lazarus and Pamela Ford voted to approve. Kathy Bestany and Barbara Boyd voted not to approve. Mark King volunteered to draft the rule change proposal for presentation at the September annual meeting.

The walkthrough process has been tested and the walkthroughs will begin next week. It was decided that weekdays are better than weekends.

Individuals who want to assist with the walkthroughs or who want to join SPRAC can contact Mark King.

#### 6. Webmaster's Report

March minutes have been posted on the Swan Point website.

A new tradesman has been added to the vendor list.

The list of residents should include name, house number and email address (indicate whether owner or renter).

7. Old Business

New certificate of deposit investments will be postponed until the May meeting.

8. New Business

Dave Bittner reported that small triangle next to the path at 7405 was damaged. He will repair with sod.

Several board members reported that lights along Broken Land Parkway between the two Cradlerocks were out. Residents are requested to call BGE, 410-685-0123 to report any lighting failures or they may go on line to report. Individuals are encouraged to give the pole number(s) as it assists BGE in locating the lights.

Non Board members were asked to leave in order for the board to discuss the delinquency report, attorney's report and CCR Review.

9. Delinquency Report, Attorney's Report and CCR Review

Board reviewed the attorney's report listing the current status of his legal actions in Swan Point.

A former homeowner submitted documentation that he had paid his final fees to the title company at the time he sold his residence. Mike Klein will investigate.

A motion was made by Pamela Ford and seconded by Barbara Boyd to waive the total open balance of \$1.00 for a homeowner. The motion was approved unanimously.

Two owners of Swan Point rental properties will be invited to a closed meeting with the Board in May at 6 p.m. Each owner will meet separately with the Board.

A motion was made by Gracie Bradford and seconded by Kathy Bestany to adjourn. The motion was approved unanimously. The meeting was adjourned at 9:45 p.m.

Respectfully submitted,

Kathy Bestany  
Secretary