

**SWAN POINT AT LAKE ELKHORN CONDOMINIUM ASSOCIATION,
INC.
BOARD OF DIRECTORS MEETING
MAY 15, 2009
www.swanpoint.org**

Present: Gracie Bradford, President; Barbara Boyd, Treasurer; Mark King, Board Member and SPRAC Chair; Lee Hanna, Board Member; Beth Sorrick WP&M Management Company; Mary Sklarevsky, SPRAC Committee; Ann Wing, Chair Grounds Committee.

The meeting was called to order at 6:05 PM.

Residents Speak out and E-Mails

- Paula Blake has been organizing the effort for obtaining a discount for railing replacement. The board thanks her.
- There is now a Container Committee which will attempt to keep the community informed and reminded of trash and recycling schedules and community requirements for containers. The Board thanks the Committee for picking up this project.
- A resident built an open fire on the ground behind his residence. (The ground may actually be CA property.) This is against Swan Point and CA regulations and against Howard County Code. Please call the Fire Department if such activity is observed and report same to the Management Company the next business day.

Minutes of April 14, 2009 Meeting

The minutes of the April meeting were approved via e-mail and are posted on the Swan Point Website.

Management Report

- The financial reports were provided to all members both by e-mail and hard copy at the meeting
- The concrete between Swan Point and Cradlerock Way will be repaired in early June, or as soon as there are enough non rainy days to allow the work.

- The fire lanes will be stripped and re-painted in June, again depending on the weather.
- The dog waste containers are scheduled to be installed in the next two weeks.
- The dumpsters for Spring Clean Up were delivered for use on May 9 and 10. There were no complaints regarding the locations.
- The attorney's office has submitted the Bylaw revision recommendations. Board members were asked to review them by the next meeting.
- Paul Gram from Miller Capital Insurance will meet with the board after the building valuation report is completed. He will discuss baseline coverage at that time.
- The second round of tree maintenance has been completed. One resident complained about a decision to remove a diseased crabapple instead of treating it for disease. Another complaint was received stating that a dogwood was due to be trimmed and that was not done. WP&M called Baltimore Tree who stated that they would reevaluate the tree and would take care of it if they missed something.
- A community walk through was undertaken with Brickman on April 10. They have submitted proposals for over seeding, drainage issues, adding mulch in some places and various pruning and ivy removal issues. The proposals were given to Ann Wing to review and approve within the Grounds Committee budget. Mark King moved and Lee Hanna seconded a motion to allow the Grounds chair to approve contracts up to \$500 with a total of \$2000 for the remainder of the year. The motion passed unanimously.
- The Pro Grass Contract which was submitted by request of the board and with Ann Wing's recommendations has been received. Lee Hanna moved and Barbara Board seconded the motion to approve the contract. The motion was unanimously approved.
- A new directional sign for 7389-7425 Swan Point Way has been ordered.
- There will be a property inspection with the Postal Service on May 15 to review the new mailbox project. This will comprise the final site inspection, reviewing placement and marking the new boxes and reviewing the installation process. The concrete pour and mailbox installation is scheduled for the week of June 17. When the concrete is poured, the board also asked that an additional walk for the mailbox across from 7345-7347 be included.
- WP&M submitted a proposal for drainage/fence work behind 7445-7447. The cost to repair the pipe which Brickman damaged (and for which they are responsible for the repair) was also submitted.

Officers' Reports

- President: One e-mail was sent to the property manager which contained abusive and inappropriate language. The sender has been told about it and residents are reminded to keep our correspondence at a professional level. The president also thanked Pamela Ford for her posting on netiquette. There will be a tax sale of one home in the community this month.
- Treasurer: The operating budget is in good shape. She suggested we move the cash reserve money market to Columbia Bank. Mark King moved and Lee Hanna seconded the motion to move the reserve money market to Columbia Bank. The motion passed unanimously.
- Grounds committee has established objectives for grass height to optimize for summer brown out and run off. They are working on establishing the proper replacement trees with the objective of allowing sufficient space and light for the trees when they mature; a secondary objective is to lower maintenance costs.
- SPRAC has had one query regarding rain barrels. The committee will prepare guidelines and a sample contract for any homeowner who wishes to install a rain barrel for Board approval. Lee Hanna moved and Barbara Board seconded a motion that SPRAC will have letters sent to repeat offenders informing them that they have 30 days to file an application to remedy the problems observed by SPRAC, with all remedies to be completed within 90 days of approval of the application. If the remedies are not completed the Association may complete the work at the expense of the homeowner. The motion passed unanimously.

Old Business

Lee Hanna presented a preliminary proposal for an information sheet to be provided to all homeowners and residents. The purpose of this sheet will be to highlight major responsibilities of home owners and residents and provide information on where to find more detailed information. Lee's goal is to have the document prepared and approved in time to be printed for inclusion in the package for the Annual Meeting. The Board approved her preliminary work.

New Business

We need a plan for Integrated Pest Management for trees. We need to decide how far we wish to go with pest removal within the confines of good citizenship on the environment. This remains an open issue. The Grounds chair reminded us that this is the season for webworms and tent caterpillars. She reminds us that they are not harmful and only last a short while.

It was also noted that Forbes lists Columbia as the number seven small city in the United States.

The meeting was adjourned at 8:25 PM.

Respectfully submitted,

Lee Hanna for
Kathy Bestany, Secretary