

SWAN POINT AT LAKE ELKHORN CONDOMINIUM ASSOCIATION, INC.

November 13, 2007

www.swanpoint.org

Present: Gracie Bradford, President; Pamela Ford, Vice President; Ferd Lazarus, Investment Advisor; Kathy Bestany, Secretary; Tom Alizio, Board Member; Mike Klein, WP&M Management Company; Ann Wing, Grounds Committee Chair; Mary Sklarevsky, Covenant Advisor; Mark King, Chair, Swan Point Architectural Committee; Jeannie Doke and Pat McInnis, Residents.

Meeting was called to order at 7 p.m.

1. Residents' Speakout

Mary Sklarevsky requested that Mike Klein respond to her email about budget matters. Gracie Bradford also stated that she wanted him to respond to the email. Ferd made a motion to move residents' speakout to the end of the meeting. The motion was seconded by Kathy Bestany. The vote was a 2-2 tie. Residents' speakout will remain at the beginning of the board meeting.

Tom Alizio stated that he believes that 145 of the 150 unit owners at Swan Point are very happy living in Swan Point and that it is the 4 to 5 perpetual complainers who dominate the website, in effect, the tail wagging the dog.

2. Approval of October 23, 2007 minutes.

Ferd made a motion to approve the October 23, 2007 minutes and it was seconded by Pamela Ford. The motion was approved unanimously. Minutes will be sent to Dave Bittner to post on the Swan Point website.

3. Management Report.

Community Cleanup is scheduled for November 17 and 18. A flyer has been placed on the website and sent to all residents.

RAR will continue tree work the week of November 19. WP&M will give information to the web master for posting on the Swan Point website.

The irrigation system for the front sprinklers has been winterized and WP&M will store the timers for the sprinklers and the hoses used to water the sod by the new retaining wall.

Mike Klein is working on pricing for the replacement of the seven small timber retaining walls on the property. Reserve study stated that these walls have a lifespan of one year remaining. He believes that several of the walls simply need replacement of the top rotted boards and thus would extend their lifespan for several years. Then their replacement could be combined with the remaining major wall project projected to be done in two to three years. However, we may also get a better price if the contractor does the seven walls as one project. He

will get a price for replacing all the walls with a breakdown of the cost for the replacement of each wall so that the Board can decide the scope of the project.

Mike Klein reminded the Board that the snow removal contractor has a gasoline allowance line in the snow removal contract. With the sharp increase in the cost of gasoline, this is becoming standard in many contracts involving gasoline.

Mike Klein is still trying to resolve some landscaping issues with Chapel Valley, including pruning. Chapel Valley completed the second leaf cleanup. One more cleanup is scheduled between Thanksgiving and Christmas. Several residents expressed dissatisfaction with Chapel Valley's cleanup.

Mike Klein is seeking bids for Swan Point's master insurance policy. Insurance companies want to know if the units have fireplaces and if they are cleaned by the association. Mike Klein will review Swan Point documents to see if the Board can require mandatory cleaning. He will also contact Complete Chimney Cleaning, Triple A and McDowell Chimney Cleaning to see if they will give a multi-unit discount to Swan Point residents.

Mike Klein is still awaiting Howard County reports on the inspection of rental units at 7411 and 7415 Swan Point Way. Documentation was provided to him that one of the units is advertised on several websites as having a room to rent.

Mike Klein, as our designated agent, has the authority to sign contracts, according to our by-laws.

Mike Klein will send a designee to our July board meeting as he will be on vacation. The budget workshop is August 5 and the annual meeting is September 9.

Three cars were tagged for towing; one was towed, for the others the problem was either corrected or the vehicle was not found on the property later.

The fire marshal will be asked to review the current fire lanes.

4. Treasurer's Report

Ferd Lazarus recommended that \$4,000 be transferred to CA Banc for a short term investment. The investment was approved by the board.

5. Grounds Committee Report

Ann Wing had two SPRAC applications one for the mailbox project and one for the lights at the entrances. Both projects had been previously approved by the Board. Committee will work with WP&M and the Post Office on the mailbox project which will not begin until spring. She will get a sample of the pavers to accompany the application. The light poles/fixtures at the entrances will cost \$4,500 and approximately \$30 each month for electricity. Gracie Bradford

questioned the expense and wanted a light meter review to determine how dark the area is. Because of the location of the poles, the association will need a variance from the Columbia Association that they can present to BGE. Mike Klein will get a price for installing canister lights at each entrance to illuminate the signs so that the board can choose how to light the entrances.

Ann Wing asked for volunteers to assist in bulb planting throughout the property on Wednesday, November 14 at 1 p.m.

The master plan created by the landscape architectural firm, Slater and Associates, will be given to the webmaster for posting on the website.

Residents are required to submit Exterior Alteration Applications for all plantings except in an approved mulched bed area (such as the foundation planting area) as it is either limited common property or common property belonging to the Association, not the individual homeowner. Planting in open areas hinders the mowing operations.

The new fertilization program is not based on the entire property, but only on those areas where grass is sustainable.

Grounds Committee members will plant the area behind the new wall slowly rather than incur the expense of a landscape company.

6. SPRAC Report

A motion was made by Tom Alizio and seconded by Pamela Ford to give Mark King, SPRAC Chair, Mary Sklarevsky, Covenant Advisor, Pamela Ford, Vice President and SPRAC Liaison; and Gracie Bradford, President signature authority for SPRAC applications. The motion was passed unanimously. A letter will be sent to Owen Brown with this change in signature authority.

Mark King announced that walk throughs will begin before Christmas. An electronic list of residents and violations will be provided to WP&M.

Mary Sklarevsky will replace Pat Fort as SPRAC data base manager.

7. Other Business

Gracie Bradford asked the residents and committee chairs to leave as the board needed to discuss the status of collections. Mike Klein then reviewed the status of those collections currently with the association's attorney.

Meeting was adjourned at 9:35 p.m.

Respectfully submitted,

Kathy Bestany

