

SWAN POINT AT LAKE ELKHORN CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
NOVEMBER 10, 2009
www.swanpoint.org

Present: Gracie Bradford, President; Barbara Boyd, Vice President; Kathy Bestany, Secretary; Lee Hanna, Treasurer; Dave Bittner, Board Member and Web Master; Mark King, Board Member and SPRAC Chair; Mary Sklarevsky, SPRAC Consultant; Ann Wing, Grounds Committee Chair; Beth Sorrick, WP& M Management Company.

Meeting was called to order at 6 p.m.

The tenant residing in 7307 Swan Point Way appeared before the Board. It was noted that the owner was directed to appear and failed to do so. The renter appeared on his own behalf, with no direction from the owner. He admitted problems with fire pits and fireworks, took full responsibility, and assured the Board that these violations will not occur again. Because of the past history of violations with this owner, the Board directed Beth to write a letter to the owner advising him that the Board is monitoring the situation closely, and any further failures to respond to the board or to appear before the board in a closed session will result in a fine of \$250.

Management Report

We have \$252,529 as of October 31, 2009; of that total, \$205,534 is the reserve fund; the remaining \$46,995 will be used to fund this year's budget items.

Beth was directed to close the cash operating savings account (\$5,347) from JMS as we no longer are represented by that brokerage.

The total delinquency for the month of October is \$34,402 of which 10 accounts totaling \$30,865 is with the attorney for collection.

Baltimore Tree completed a large round of tree maintenance at the end of October, using the remaining snow removal monies. The Board directed Beth to have Baltimore Tree continue to remove dead wood in November. We pay about \$5,000 per quarter for tree work. Beth will ask for a proposal from Baltimore Tree for the new fiscal year for removal of all dead wood.

The new mailbox concrete pads were poured in October for 7429-7479 Swan Point Way along with a concrete walk pad by 7349 Swan Point Way.

A walk through should be scheduled with Brickman this month to discuss snow removal plans for this year.

Beth is working on a flyer to be posted on the website reminding residents about gutter cleaning, chimney flue cleaning, winterizing hoses and HVAC service in preparation for winter.

Swan Point's master policy is up for renewal on January 1, 2010. Because of the Board's dissatisfaction with Shoenfeld Insurance, Beth will seek bids from other agencies. Typically quotes are given 30 days before the insurance renewal date. Beth will forward quotes to the Board as they are received.

Treasurer's Report

Lee Hanna had asked questions about the duties of the treasurer. Her primary duty will be overseeing the operating budget, as the reserve is funded monthly based on the Reserve Fund Study done several years ago. Lee will visit the WP&M offices to meet with their comptroller and familiarize herself with their accounting system.

Grounds Committee Report

As indicated earlier, the mailbox project is underway. It was discovered that the stone supply company miscalculated the number of pavers needed and additional pavers will be supplied by the design company. There will be an additional \$200 cost for plants. Beth will personally deliver the new sets of keys to the affected homeowners when the project is completed.

Ann reported that her committee, Gail Kennedy, Kathy Bestany, and Jim Bannahan, will update the priorities for Grounds and present to the Board at the next meeting. Gracie asked that an emphasis be placed on erosion projects such as the erosion issue for Building 4, the rear between Buildings 10 and 11 and the area behind Building 17.

SPRAC Report

Mary noted that SPRAC has been working with the owner of 7489 Swan Point Way to resolve violations.

The owner of 7447 Swan Point Way will be informed that she must replace the privacy fences that were removed with the original length of fences; she must not use longer than approved privacy fencing.

Due to work commitments, Mark King was unable to begin to schedule the walkthroughs.

Webmaster's Report

Dave will send a list of new Swan Point subscribers.

He renewed the domain name for three years at a cost of \$33.

The hosting fee is due to be paid next month.

Old Business

The Board had decided to hire a local law firm, one familiar with Columbia's covenants, to review the Swan Point By-laws. Lee Hanna volunteered to contact the law firm of Nagle and Zaller. She will ask them for a completion date.

After a discussion about the use of the snow stakes that were placed last season to aid the plows in identifying curbs, it was decided to discontinue the practice. Many residents complained; others pulled them out and threw them away.

It was noted on the CCR report that there are still many violations regarding unsafe handrails. Paula Blake coordinated the handrail project with J.W. Calvert. Those who did replace handrails must submit an application.

A homeowner with numerous violations will be invited to a closed board session next month.

Meeting was adjourned at 7:54 p.m.

Respectfully submitted,

Kathy Bestany