

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

**October 23, 2007**

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Present: Gracie Bradford, President; Pamela Ford, Vice President; Ferd Lazarus, Investment Advisor; Barbara Boyd, Treasurer, Operating Budget; Kathy Bestany, Secretary; Dave Bittner, Board Member and Webmaster; Mike Klein, President, WP&M Management Company; Residents, Nesse Icgoren, Mary Sklarevsky, Miriam Agrama, Pam Brown, Paula Blake, Jeannie Doke and Pat McInnis

Meeting was called to order at 7 p.m.

Residents' Speakout. Ferd Lazarus made a motion to move residents' speakout to the end of the meeting. The motion was seconded by Kathy Bestany. The motion was defeated 3-2 with Gracie Bradford casting the deciding vote. Board asked that residents' comments be limited to three minutes; otherwise, to please submit comments to the board in writing.

Ms. Agrama expressed concern about the increase in the condo fees and asked if the board can promise no further increases. She asked what similar properties charge. The president, speaking for the board, replied that it is not possible to guarantee no increases ever, but that the board will be fiscally responsible and vigilant about expenses. Ms. Agrama also expressed concern that the increase will lower property values; Dave Bittner replied that, in fact, a well managed community will attract buyers, not deter them. Mr. Klein explained that the purpose of the reserve study was to identify deficits as well as provide a guide for infrastructure repair and replacement.

Ms. Doke noted that the reserve study projected a \$566,000 shortfall. However, it failed to take into account paving, concrete work and new retaining wall. The last reserve study was done in 1999. The board assured the audience that a reserve study would be done every three to five years. Excess snow funds will be transferred to the reserve fund. The audience was reminded that the community did not vote for the one-time special assessment of \$266 to repay the reserve fund for the snow removal bills.

Ms. Sklarevsky reminded Mike Klein that he had not responded to her email about the budget.

Ms. Icgoren stated that she was unaware that the October meeting date had been changed. She also stated she preferred the old website but did not explain why. Dave Bittner will review the website to see if the order of the meetings is correct and asked residents to mail suggestions to him about the website.

**Management Report**

Mike Klein stated that the November financial statement will be late.

Gracie Bradford will represent Swan Point as a witness at the October 29 court date for a resident who has failed to pay condo fees.

The Board will meet at the Owen Brown Interfaith Center on November 13. Dave Bittner made a motion to move the meetings to the Owen Brown Community Center. It was seconded by Pam Ford and passed unanimously. The Board will meet at the Owen Brown Community Center on December 11.

The community cleanup will be November 16 and 17. Mike Klein has made arrangements to have two dumpsters on the property.

The area behind the retaining wall needs to be cleaned out. Mike Klein will get an estimate to have this done.

Ann Wing would like to speak with ProGrass representatives. A master schedule for trees, landscaping and turf management will be developed and placed on the website.

Question arose about the association self-insuring the difference between the \$1,000 deductible allowed by Maryland law and the \$2,500 voted by the Board. At a previous meeting, the Board voted to continue this deductible as it reduces the number of small claims and helps us to retain a good insurance record and thus keeps our insurance premiums lower. The board members explained that the master insurance policy does not cover upgrades, only those elements that were part of the house originally; it is the unit owner's responsibility to buy HO6 insurance.

Five thousand dollars remains in the tree budget for this fiscal year. RAR will select the tree projects to be completed this fiscal year based on its original tree proposal. Tree work at 7513 and 7365 will be postponed until the next fiscal budget. Board explained that RAR requires a minimum expenditure of \$5,000 per visit. Weather permitting, every quarter of the year tree work will be done beginning with the most serious problems.

Discussion about the delinquency report was postponed to the end of the meeting.

**President's Report**

Snow bill still has a discrepancy of \$2,000. Pruning was not completed by Chapel Valley. Chapel Valley has promised three leaf removals by Thanksgiving. RAR will take over as the landscaping contractor on December 1.

Funds were dispersed to 7485 per the board's vote to pay for water damage to the homeowner's unit.

One of the goals for this fiscal year is the update of the Swan Point bylaws. Mark King has volunteered to review the bylaws. Kathy Bestany will assist. Focus will be on bylaw amendments, rewrites and rule changes.

#### Treasurer's Report

Since Ferd will focus on investments, his name needs to be removed for bill payment and replaced with Barbara Boyd's. A list of passwords and accounts was given by Ferd. Dave Bittner will be responsible for notifying Mike Klein about website bills. A motion was made by Barbara and seconded by Kathy Bestany to buy two, six-month certificates of deposit with the \$45,000 in cash on hand. The motion was approved unanimously.

#### Grounds Committee Report

The first project for the new fiscal year is the replacement of the mailbox near Building near Building 5. The post office will provide the mailbox and WP& M will do the site work.

A proposed spring project is the replacement of the small timber retaining walls throughout the property with stone walls similar to the new wall behind Harbor Lane

Ferd Lazarus will provide a copy of the master grounds plan from Slater and Associates for the website. The report identifies those areas of erosion on the property as well as other problem areas that need to be addressed. It is hoped that individual homeowners may address minor problems themselves.

RAR will look at trees at 7533, 7301 and 7391 Swan Point Way.

#### Webmaster

Gracie Bradford stated that as required by the By-Laws for disclosure of an interested Director of the Board, that Dave Bittner is a volunteer, elected to serve on the Board of Directors of Swan Point. His company, Pixel Workshop, is paid to maintain the website at an annual cost of \$5,000. This cost is far below the market rate of \$30,000 - \$40,000 charged by companies for this type of service.

#### Swan Point Architectural Committee (SPRAC) Report

Gracie Bradford noted that 7299 Swan Point Way still has some architectural violations—missing screens on lower sliders and missing sheathing.

A motion was made by Gracie Bradford and seconded by Barbara Boyd to appoint Mark King as SPRAC chair. The motion was passed with a 3-2 vote with Gracie Bradford casting the deciding vote.

Mary Sklarevsky has volunteered to serve as SPRAC advisor. Pamela Ford will serve as the SPRAC liaison from the board. A motion was made by Gracie and seconded by Pamela to have Mary Sklareskyy serve as the SPRAC advisor. The motion was passed unanimously.

Because of repeated complaints from neighboring residents about the renters and questions about the rental licenses, the owners of 7411 and 7415 Swan Point Way will be invited to a closed hearing on November 13.

#### Status of 7385 Swan Point Way

Mike Klein presented a history of the issues with the owner of 7385 Swan Point Way, the decision of the board to pursue legal action and the status of the issues involved..

The meeting was adjourned at 9:45 p.m.

Respectfully submitted,

Kathy Bestany  
Secretary