

SWAN POINT AT LAKE ELKHORN CONDOMINIUM ASSOCIATION, INC.
ANNUAL MEETING, SEPTEMBER 26, 2006
Owen Brown Interfaith Center
www.swanpoint.org

Present: Randy Lappert, President; Barbara Boyd, Vice President; Kathy Bestany, Secretary; Ferd Lazarus, Treasurer; Margaret Miller, Tom Alizio and Tom Lee, Board Members; Michael Klein, President, WP& M Management Company.

Meeting was called to order at 7:10 p.m.

Between proxy votes and residents in attendance, a quorum was established.

1. Minutes of September 27, 2005 meeting were approved.
2. Board requested that speakers observe the three-minute rule for presentations. Presenters will be alerted as their time runs out.
3. Treasurer's Report—Treasurer explained investment strategies based on the law that only government-backed securities may be purchased. Money needs to be available when needed for payment of association's bills. Operating budget is the funds needed to pay the association's bills. Reserve funds are accumulated to pay for infrastructure replacements, etc. such as Harbor Lane retaining wall, repaving of the community. Reserves currently are \$144,325.23.
4. Budget for Next Fiscal Year—fee will remain at \$114 per month. Chapel Valley, a landscaping company, bid \$34,950 for the lawn maintenance contract, a bid substantially lower than the current provider, McFall & Berry. Management company is working with them to see if they will bid on the snow removal contract, structuring the contract to price by the inch of snow rather than an hourly rate. Community had two fires and two water-damaged homes this fiscal year. Board voted unanimously to accept the new 2007 budget.
5. Grounds Committee Report—Ann Wing, Grounds Chair, presented the highlights of the year, including the completion of a rain garden between buildings 18 and 19 by Gaia Gardens, the plantings of ferns and grasses in the inner court. Using the master plan created by Slater and Associates, landscape architects the Grounds Committee will have two major projects for the next fiscal year—design around a mailbox using pavers and plantings to reduce erosion and the establishment of rain gardens adjoining the path that leads to the lake. Chair asked that residents email her about tree problems.
6. Webmaster—Dave Bittner, Swan Point webmaster, asked that any improvements or suggestions about the website be sent to him.
6. SPRAC Report—Gracie Bradford reported giving one certificate of compliance. For Exhibit D packages, any deficiencies on the exterior of a dwelling will be noted so that the potential buyer is aware of the problem.
7. Community Watch—Reports of car vandalism have occurred throughout the summer.

Often doors or windows were left open; two convertible tops were slashed. Wendy Marone and Wendy Banahan will lead the Community Watch and provide a liaison with Howard County police. They are looking for volunteers to act as building captains for each building. 135 homeowners are connected to the web; residents are encouraged to pass information to neighbors who are not connected. Neighbors are encouraged to keep exterior lights on all night and to call BGE when street lights are out. Information about the vendor that sells approved exterior light fixtures is on the Swan Point website. Residents are reminded that they must submit an exterior application for replacing light fixtures.

8. New Business—A motion was made to allow a three-minute time limit for new business and that any remaining time be passed to someone else.

Dan Beard, 7355 Swan Point Way, asked that the county be contacted about painting the crosswalk in front of Harbor Lane.

June Garber, 7379 Swan Point Way, yielded her time to Nadia Wasserman, 7381 Swan Point Way. She presented a history of problems with the owner of 7383 Swan Point Way, beginning with a roach infestation that spread to the adjoining units. Owner refused to hire an exterminator citing chemicals are bad for your health. Neighbors called Animal Control and the Board of Health about the stench emanating from the unit. Authorities and police broke down the door of the unit on August 10 and found a large number of dead and dying cats. Ms. Wasserman believes that the Board did not act on behalf of its residents. Michael Klein detailed the course of action allowed by law for the Association. The Association attorney has sent a letter to the resident requesting a biochemical cleanup. Following the Health Department's resolution, the Association can take legal action. The Association can get a court order to inspect the property and if the property is not satisfactorily cleaned, go to court to enforce the cleaning by an industrial hygienist. The Association has the legal right to inspect the interior of the property and to require correction. The Association is responsible for attorney's fees.

Homeowner's representative of 7383 Swan Point Way rebutted the testimony of the neighbors calling it all lies.

Board voted to approve the new color schemes for Phase I and Phase II. Color schemes for each residence will be put on the website.

Gracie Bradford made a motion to have residents speakout at the beginning of each meeting; she withdrew the motion.

Neil Gordon noted that weed growth on CA property is out of control and asked that CA be contacted and asked to reduce weed growth.

One of the goals for the board for the new fiscal year is the updating of the Association bylaws. The Association attorney will update the bylaws for review by the Board before the vote to adopt by the Association.

New board members elected for two-year terms are Kathy Bestany, Gracie Bradford and

Tom Alizio.

Board meeting dates for the new fiscal year are:

November 14

December 12

January 9

February 13

March 13

April 10

May 15

June 12

July 10

August 14 (budget meeting)

September 25 (annual meeting)

October 16

Meeting adjourned at 9:05 p.m.

Respectfully submitted,

Kathy Bestany
Secretary