

DRUID HILL BOARD OF DIRECTORS

MINUTES

JULY 20, 2026

At the home of Diane Caldbeck

PRESENT: Diane Caldbeck, Jeanne Cunningham, Ginny Gill, Jim Greenfield, Josh Kimelman, Mary O' Keefe, Patsy Shors, Steve Jacobs, and Jeff Horner

1. The meeting was called to order at 4:40 pm. Quorum was established.
2. MINUTES
 - a. Mary made a motion to approve the minutes of June 15. Josh seconded the motion. The motion was approved.
3. LANDSCAPING
 - a. Steve Jacobs reported Lounsbury has completed Phase 2. This fixed the early Spring issue with weeds around the property. Homeowners seem to be happy.
 - b. The trees of heaven continue to be a problem. The trees were poisoned but some are growing back particularly in areas where there is landscaping not grass. Jeff will contact Happy Trees about this problem. The affected areas might need to be treated every year. Jeff will report back about the cost and treatment options.
 - c. Steve is not sure if our irrigation system is working. Jeff will check with the irrigation company.
4. GUEST – BRENT CALDBECK from ALL AMERICAN TURF
 - a. Brent came to speak about the lawn treatment for our complex. He explained there is no true organic lawn treatment; it is called synthetic lawn treatment, which he considers safe and responsible.
 - b. A favorite for weed control is a manufactured product made from the bottle brush plant.
 - c. Brent recommended a product called Sublime. It lasts 28 days and works well. It is safe for honeybees and pets although Brent advised pet owners to keep pets off the lawn until the product dries.
 - d. Brent left a cost quote for four applications - early spring, spring, summer and fall. His company, All American Turf can start the applications anytime.
 - e. Diane reported that our lawn care company, Snider Lawn Care, does not care what company we use for our lawn treatment.

- f. A discussion ensued about changing our lawn treatment to All American Turf and when that should happen.
- g. Ginny made a motion to employ All American Turf to apply four applications of synthetic lawn treatment starting in 2027. Mary seconded the motion. The motion was approved.

5. PRESIDENT'S REPORT

- a. Diane will reach out to IACC to see if we can have an early tour of the newly remodeled building.
- b. Diane met with Eric to see where to put the new delivery signs on the North and Fleur entrances. The Board decided that the sign should be attached to the gates in an attractive way. Jeff will contact the sign company to find out the best way to attach the delivery signs.

6. TREASURER'S REPORT

- a. Jim reported on the figures from the June budget. Jim feels we are doing well so far this year. Our big expense items will be coming up in July and August because of lawn care.
- b. We still need to put \$15,000 back into the Reserve Account. Jim thinks it would be best to transfer \$5,000 per month until the full amount is repaid.
- c. Josh made a motion to approve the June Treasurer's Report. Patsy seconded the motion. The motion was approved.

7. OLD BUSINESS

- a. The mud-jacking of driveways is completed in a satisfactory way.
- b. All Star Concrete came to address concrete repair issues on our main street. They had mistakenly repaired an area on the north side of #2870, that didn't need to be repaired. They will return to fix the correct area, north of #2860. At their expense
- c. In addition, in the same area, the brick beneath the grate has collapsed and needs to be repaired soon. Also, #2862 is in need of a new driveway. The cost for the grate and driveway repair is about \$ 6,000 each.
- d. Mary made a motion to use capital improvement funds not to exceed \$13,000 to pay for the driveway and grate repair. Jeanne seconded the motion. The motion was approved.

8. NEW BUSINESS

- a. Josh addressed the issue of cracks in the road around the complex. It would be better to keep on top of the crack repair so they don't grow to be a bigger problem.

- b. Epoxy is the best product to use for filling cracks. Parking Lot Specialties is the vendor to use for the cracks. Jeff will look into that as a way of better protecting our streets.
- c. A homeowner would like the Board to consider painting parking lines in the common guest parking areas. After a discussion, the Board decided this really is not necessary at this time.

9. ADJOURNMENT

- a. Ginny made a motion to adjourn the meeting. Patsy seconded the motion. The motion was approved. The meeting was adjourned at 6:10 pm.

NEXT MEETING WILL BE HELD ON AUGUST 17, 2026 at 4:30 pm

Respectfully submitted,

Jeanne Cunningham