

DRUID HILL BOARD OF DIRECTORS MEETING

MINUTES

MARCH 16,2026

Via Zoom

PRESENT: Diane Caldbeck, Jeanne Cunningham, Jim Greenfield, Josh Kimelman, Patsy Shors, Susie Kimelman(representing the Grounds Committee) and Jeff Horner.

1. The meeting was called to order at 4:37 pm. Quorum was established.
2. MINUTES
 - a. Josh made a motion to approve the minutes of January 19. Jeanne seconded the motion. The motion was approved.
3. PRESIDENT'S REPORT
 - a. Diane reported Kathleen Gallagher's resignation from the Board on February 11, 2026.
 - b. Diane sent an email to all homeowners about the Italian American Cultural Center. This email was the report submitted to Diane from Alicia Claypool. The report details the work Alicia and her committee have done to address any issues that would affect Druid Hill Townhomes because of construction and car traffic at IACC. Now that Alicia's committee has finished its work, she is transferring all responsibilities to the Board.
 - c. Diane would like to have two liaisons between the Board and the IACC. It would be helpful to have the homeowners who volunteer be people who have worked on the IACC committee or live close to the IACC property as they would be most aware of any problems that come up in the future. In the meantime, Diane and Patsy will handle this assignment.
4. TREASURER'S REPORT
 - a. Jim sent out two reports this month. One details the financials from the month of January 2026 and the other covers the month of February 2026. In January, Jim highlighted the \$35,000 transferred from the Reserve account to the Operating account. This was needed to cover the \$61,111.45 insurance bill that was due at the end of January. Other than insurance, the only other big bill was \$911.50 for snow removal.
 - b. At the end of February, the Association has \$15,420.22 in the checking account. This is \$18,000 under budget for the first couple of months of 2026. Jim is expecting few bills in March so financially, the Association is in a good position. Jim is hoping that by April, we can start transferring money into the Reserve

account. Keeping a healthy balance in the Reserve account was a priority expressed by many homeowners at the Annual Meeting in October 2025.

- c. Josh made a motion to approve the Treasurer's Report. Jeanne seconded the motion. The motion was approved.

5. LANDSCAPING

- a. Diane thanked Jeff for sending out the landscaping schedule for the year to all homeowners.
- b. Jeff recommended that we stick to the three phases for landscaping as outlined in his letter to homeowners. If homeowners experience problems that need to be addressed, the Board can discuss the issue. Jeff can then put out bids to have the work done if it is deemed necessary.
- c. Susie Kimelman representing the Grounds Committee reported they would be meeting in the spring. They will look into any landscaping issues and report to the Board.

6. OLD BUSINESS

- a. In January, Jeff sent an email to all homeowners encouraging them to pay the \$1,500 assessment as soon as they could, recognizing that payment is not due until the end of March. This was well received.
- b. In order to eliminate the problem of not having enough money in our Operating account to pay the large insurance bill that is always due at the end of January, this issue will be on the agenda for discussion at the Annual Meeting in October.
- c. Diane thanked Jeff for the tutorial he created for homeowners to learn how to access documents in the Residents Center.

7. NEW BUSINESS

- a. Due to the resignation of Kathleen Gallagher, there is a vacancy on the Board. Josh made a motion to ask Ginny Gill to finish the term of Kathleen Gallagher which ends on the day of the Annual Meeting in October and then serve a full term after that. Jeanne seconded the motion. The motion was approved. Diane will ask Ginny if she will agree to serve.
- b. Residents have reported a problem with delivery companies coming to the Fleur Gate. After discussion, the Board directed Jeff to have two professional signs made. One sign will be posted by the Fleur entrance gate asking that all deliveries be made through the Druid Hill gate. The other sign will be kept in reserve in case the first sign needs to be replaced.

8. NEXT MEETING

- a. The next meeting will take place on April 20, 2026 at 4:30 pm at the home of Diane Caldbeck.

9. ADJOURNMENT

a. The meeting was adjourned at 5:14 pm.

Respectfully submitted,
Jeanne Cunningham