

Druid Hill Board of Directors Meeting
Minutes
May 20, 2024

1. **Present:** Patsy Shors, Jeanne Cunningham, Rosalie Gallagher, Jim Greenfield, Larry Kirsner, Josh Kimelman, Paul Morris; also, Jeff Horner

2. **The minutes of April 15th were approved.**

3. **Review of April accounts**

The accounts were reviewed. Jeff included the balance sheet, as requested. He mentioned that numbers in the accounts change as transactions occur, not just monthly, so it is important to note the date on which any report is printed

4. **Covenants**

- i. In Iowa, HOA covenants must be re-registered every 20 years; ours date from 2000, so it is time to review them. The document is available on the Resident Center website, but for convenience Jeff will email it to Board members (in pdf format). It is rather obscurely titled "*Declaration of Submission of Property to Horizontal Property Regime for Druid Hill Townhome Condominiums*". If we wish to make any changes, our Bylaws may need corresponding changes.
- ii. Jeff has asked his attorney (name, please?) to assist us by reviewing the covenants and suggesting changes. Jeff will forward these to the board who are requested to review both covenants and bylaws by the June meeting.
- iii. All unit owners must approve the covenants (amended or not) at the Annual Meeting.
- iv. I will send a separate email about other DHOA documents.

5. **Creek erosion**

Steve Jacobs, Patsy and Jeff met with representatives of the engineering firm Snider and Associates. As we feared, it would be prohibitively expensive get a full study of erosion done, and then undertake the work needed to prevent further erosion. Instead, we will budget to have the culverts dredged every few years, using a grant from the City which at present covers 50% of the cost of such work.

6. **Water management**

The Board decided that we need to deal with problems at Druid Hill frequently caused by heavy rains.

- i. There has been a longstanding and unsolved flooding problem at 2830.
- ii. Some "popup" water spouts need cleaning to work properly.
- iii. A sinkhole has just appeared at the front of the foundation of 2822, cause unknown.
- iv. There is concern that we do not know where the water coming from downspouts flows to and whether it is causing unseen damage.

As a first step, Patsy is arranging a meeting to address that first and third of these

7. **North gates**

- i. Jeff has arranged for a welder to come and re-weld the pins needed to support the North gates. This should provide a more cost-effective solution.
- ii. Jeff will get quotes to repair the brick work on the pillars.

8. **Stucco and EFIS repairs**

- i. Jeff has arranged for Finished Edge to do this work on identified units.
- ii. Some of the EFIS "crosses" under the roof line of the units on the upper three levels are in need of work. It was decided that these decorative features serve no purpose and do not add to the appearance of the

units. Accordingly, the Board has decided to simply remove them, if there is assurance from the vendor that in so doing, other EFIS will not be damaged.

9. Landscaping costs

It has been Druid Hill's policy that when unit owners want to upgrade the landscaping immediately adjacent to their units, they pay the initial cost while the Association covers the ongoing cost of maintenance. This policy has resulted in the very attractive overall appearance of the development but has also increased the HOA's annual landscaping budget to \$42,000 (in addition to mowing costs). The Board is now considering whether the current landscaping policy may become unsustainable and what the pros and cons of alternative policies might be. Jeff is preparing some cost data to serve as a basis for a discussion at the next meeting.

10. Other topics

- i. Historically the lawn care vendor waits until after Memorial Day (when the irrigation system has been turned on) to seed those lawns needing it, as identified by the Grounds Committee. With all the rain this year, Patsy asked Jeff to have lawns seeded earlier. This was done the second week of May. Going forward, seeding will be done in mid-April. If it does not rain enough in a future year, the irrigation system will be turned on early.
- ii. Iowa Irrigation has checked all the sprinkler heads and will be turning on the irrigation system soon. (The system has a sensor which prevents the sprinklers from running when the ground is wet).
- iii. Jeff has developed information packets for residents, which will also be given to new residents. Those residents will sign a form acknowledging that they have received the packets.
- iv. Jeff will look at the cost of providing a light at the upper and lower mailboxes, which are at present very dark. The lights would be solar-powered.

11. Next meeting

June 17th, 4:30 PM at 2800.