

DRUID HILL BOARD OF DIRECTORS MEETING

ELECTION MEETING MINUTES

NOVEMBER 2, 2025

At the home of Patsy Shors

PRESENT: Patsy Shors, Diane Caldbeck, Jeanne Cunningham, Jim Greenfield and Josh Kimelman

The meeting was called to order at 3:40 pm.

1. ELECTION OF OFFICIERS

- a. Josh made a motion to elect Diane Caldbeck as President of the Druid Hill Board of Directors. Jim Greenfield seconded the motion. The motion was approved. Josh made a motion to have Jim Greenfield continue as Treasurer and Jeanne Cunningham continue as Secretary. Diane seconded the motion. The motion was approved.
- b. Diane discussed having a Board member serve as a Vice President. We have not had someone in that capacity recently. After input from the Board members, it was decided to elect a Board member to assume that position. Jeanne made a motion to elect Josh Kimelman as Board Vice President. Jim seconded the motion. The motion was approved.

2. NOVEMBER MEETING

- a. Board members discussed a time in November to have a regular meeting. The best time for most members would be Monday, November 24, 2025 at 4:30 pm. Diane will call Jeff to see if he is able to attend. The meeting will be at Diane's home.

3. LANDSCAPING

- a. There have been concerns expressed by some homeowners about Lounsbury landscapers. Homeowners would like to know approximately when the Fall cleanup will take place. It was decided to send an email out to all homeowners to inform them when Lounsbury will be on the property. Other concerns about landscaping issues can be shared with the Landscaping Committee and passed on to Andy Lounsbury. If Lounsbury does have to come out more than the contracted three times, the cost would be around \$7,830 per time. We might have around \$5,000 in the landscaping budget. Patsy will talk to Andy Lounsbury to see what projects can be done for that amount. The Lounsbury contract still needs to be signed for 2026.

Patsy talked to Centurian Stone about the cost of fixing some cracks on the brick pillars of a couple of townhomes.

4. BUDGET

- a. After the Annual Meeting, it seems to be the consensus of the homeowners present that we do need to build the amount of money in the Reserve account. Jim is hopeful that it will be possible to do that in 2026. The homeowners also do not want to raise the monthly dues of \$600 or the \$1,500 yearly assessment in 2026. The Board needs to be aware of the future needs of the Association that will impact the budget such as fixing any retaining walls or replacing wood trim boards on some homes.

5. NEXT MEETING WILL BE AT THE HOME OF DIANE CALDBECK ON MONDAY
NOVEMBER 24, 2025 at 4:30 pm

6. Josh made a motion to adjourn the meeting. Jim seconded the motion. The meeting was adjourned at 4:20 pm.

Respectfully submitted,

Jeanne Cunningham