

DRUID HILL BOARD OF DIRECTORS MEETING

MINUTES

JUNE 16, 2025

PRESENT: Patsy Shors, Jeanne Cunningham, Kathleen Gallagher, Jim Greenfield, Josh Kimmelman, Larry Kirsner, Mary O'Keefe, and Steve Jacobs and John Shors

1. LIZ HOAK FENCE REQUEST

Liz Hoak was present by phone to address her fence proposal and her landscaping plan to screen the fence. Liz will have her landscaper plant a combination of 6-8 foot tall trees and tall grasses that will screen the fence from view. Her landscaper will take care of pruning and maintenance of the area.

After Liz completed her presentation, the Board discussed her proposal. Mary made a motion to approve Liz Hoak's fence request with the accommodations she has made to screen the fence with appropriate landscaping. Josh seconded the motion. The motion was approved.

2. MINUTES

- a. Mary made a motion to approve the minutes of the May 19 Board meeting. Kathleen seconded. The motion was approved.

3. TREASURER'S REPORT

- a. Jim went over the May Financial Report. He reported that Jeff was able to put \$23,500 into our Reserve account. Jim hopes we can build our funds during the months of June, July and August. There is a cushion in cash in the budget to pay any bills that do come in over the summer. Overall, the HOA budget is in good shape. Jim reported that the \$15,000 Lounsbury Landscaping bill was paid, The bills to pay the Kimmelmans and the Jacobs for their tree removals still need to be paid. The last legal fee bill of \$1,000 will also be paid.

Jeanne made a motion to approve the May Financial Report. Josh seconded the motion. The motion was approved.

4. OLD BUSINESS

a. Claypools Foundation

Patsy and Jeff met with the Claypools and Gregg Purcell from Midwest Foundation repair. Gregg explained that he did laser measurements around the Claypools foundation. The measurements will be checked in a month and if they are the same, then the foundation is stable and has not moved. Gregg said he is not sure any other fixes will make things better. The Claypools understand and realize that if the foundation is stable, the only fix for their windows is to have the windows adjusted to open and close properly.

b. Code on Druid Hill Gate

The keypad is now fixed and working properly.

c. Megan Klee/Alan Kniep Tree Removal

The homeowners will pay half of the \$3,000 to \$4,000 estimated cost to remove the nuisance Trees of Heaven that are on their neighbors' property. Happy Trees will work with the neighboring homeowners to schedule an appropriate time for the removal. Larry Kirsner made a motion to approve the payment of the other half of the tree removal. Josh seconded the motion. The motion was approved.

d. Concrete Scheduling

The second half of the concrete repair will be scheduled as soon as possible.

5. NEW BUSINESS

a. Grounds Committee

Steve Jacobs passed out a list of items that need to be done. Lounsbury Landscaping did a fantastic job cleaning up the grounds. They cleaned up the area around the bridge and made sure the culverts are open and free of debris. Steve reported that the Kimmelmans thorny tree was removed.

b. Marti Wade and Ben Ullem were paid \$1,750 for their roof repair. Patsy will check into the roof warranty for their home.

c. New Residents

New neighbors have moved in. They are Michael and Elizabeth Takacs. Both of them are doctors. Michael will be commuting. The Welcome Committee will take a welcome basket to the Takacs.

d. Larry Kirsner reported that his sidewalk is cracked and broken in places. Larry will get a quote for the repair work. Perhaps Jeff might be able to arrange the concrete repair when Star Concrete comes to finish the street repair.

6. MEETING ADJOURNED

Josh made a motion to adjourn the meeting. Jim seconded the motion. The motion was approved.

7. NEXT MEETING WILL BE JULY 21, 2025

Respectfully submitted,
Jeanne Cunningham