

# Druid Hill Board of Directors Meeting

Draft Minutes  
August 19, 2024

Present: Patsy Shors, Jeanne Cunningham, Jim Greenfield, Josh Kimelman, Larry Kirsner, Paul Morris also Jeff Horner

1. The minutes of July 15, 2024 were approved
2. Review of July accounts
  - i. Jim went over the budget vs. actuals year-to-date and pointed out that with our HOA monthly dues at \$500 per month we could be looking at a shortfall of \$20,000 to \$25,000 by the end of the year. For instance, the Loundsbury Water Mgt. bill will be an extra \$4,000.
3. Proposed Budget for 2025
  - i. Patsy, Jim, Larry and Jeff met and reviewed the budget for the years 2022-2024 to have a better understanding of the cost increases that are occurring and how this will impact the budget for 2025.
  - ii. Jeff proposed a 2025 budget if the dues remain \$500 vs. increasing the dues to \$550 or \$600. There was a discussion about raising the dues and the assessment due to rising costs in many areas.
  - iii. The proposed dues and assessment increases will be presented and discussed at the Annual HOA meeting on October 21 at 7:00 pm in the front of the Rollins Mansion.
4. Maintenance Issues
  - i. Jeff will get quotes for the work needing to be done on the Claypools foundation. There are windows that won't close properly because of the foundation problems.
  - ii. There was a discussion about high-cost maintenance items such as concrete repair and the impact on the yearly budget. Jeff suggested that it might be wise to do half of the repair one year and finish the project the following year.
5. Covenants
  - i. The new covenants need to be signed by all the homeowners. All homeowners will be sent a letter that will need to be signed and notarized approving the new covenants. These letters can be notarized by Jeff at the Annual Meeting or notarized and turned in to Patsy before the Annual Meeting.
  - ii. Two weeks after the covenant letter goes out, a letter will be sent informing all homeowners of the Annual Meeting on October 21 at 7:00 pm at the Rollins Mansion.
6. Next Meeting  
September 16, 2024, at 4:30 pm at Patsy's 2854