

Druid Hill Board of Directors Meeting
Minutes
July 15, 2024

Present: Patsy Shors, Jeanne Cunningham, Jim Greenfield, Larry Kirsner, Josh Kimelman, Paul Morris; also Steve Jacobs, James Noelck of Perennial Garden

1. The **minutes** of June 17 were approved.

2. **Review of June accounts**

- i. Jim Greenfield presented a budget analysis which showed a projected deficit of \$25,000 in the operating budget. His analysis also showed that capital expenses currently contemplated for 2024 would cost some \$58,000. That would exceed reserve funds available for 2024.
- ii. The Board will consider these issues when approving expenses in the coming months

3. **Discussion with James Noelck, Perennial Gardens**

- i. Perennial performs a spring cleanup in March, then comes three times a month between April and October. Typically the work takes 650-700 hours, with a mix of “strong” (highly skilled) and “light” (less highly skilled) labor. Of that, 75% to 80% is spent on residential beds (those close to the units) James noted that in the past many viburnum bushes had been planted, which need constant pruning. Roses also require careful pruning. In general, pruning residential beds () takes 2 full days of “strong” labor.
- ii. Mulching requires less skill, but there is a high material cost. That cost would be reduced if the Board decided to limit mulching to areas closer to units than is currently the case. James will develop an estimate of possible savings.
- iii. Putting river rock in the area to the south of 2876 and 2866, where deep shade prevents turfgrass from establishing itself, would reduce the costs of maintenance and the amount of mulch needed. On the other hand, the cost of rock would be significant. The Board will make a decision after obtaining cost estimates.
- iv. He will provide a report of the conversation, with recommendations.

4. **Maintenance issues**

- i. Lounsbury Landscape has submitted a bid for work to improve the management of surface water. This is a capital cost of \$6,638 and is included in the list of capital expenses in item 2 (i) above.
- ii. The question was raised of whether we needed wider gutters to handle heavy rainfall. It was suggested that we already had the widest.
- iii. The driveway of 2816 has sunk several inches at its junction with the garage, creating a tripping hazard. Jeff will be asked for a proposal to fix this.
- iv. The Board approved a request from Liz Hoak to put a decorative ironwork fence on her patio, at the own expense.
- v. The North gates are now working. The board approved spending \$3,930 to remove the brick pillars and install an ornamental 6' fence on the East and West sides of the gate exit. VF Lawn & Landscaping will do the work. Jeff will contact Controlled Access to confirm that the gate is not attached to the brick pillars so that they can be removed. The cost be will less than the figure used in the cost estimate in item 2 (i) above.

5. **Renewal of Druid Hill Covenants**

- i. Patsy and Paul have a meeting scheduled with attorney Dawn Takekawa of Takekawa & Green. (Subsequently held, a report will be circulated).
- ii. Paul will work on consolidating our policies and rules into a single document for inclusion in the information packet Jeff has prepared.

6. **Annual meeting, October 21st, 7:00 PM, Rollins Mansion**

7. **Next meeting**

August 19th, 4:30 PM at 2854.