

DRUID HILL TOWNHOME ASSOCIATION

2025 ANNUAL MEETING

MONDAY OCTOBER 20 7:00 PM

ANNUAL MEETING MINUTES

ATTENDANCE:

QUORUM ESTABLISHED:

INTRODUCTIONS

MOTION TO APPROVE MINUTES OF THE 2024 ANNUAL MEETING

Motion made by Steve Jacobs (2812) Seconded by Bob Shires (2816) Motion passes.

PRESIDENT'S REPORT

1. Patsy Shors' priorities as President have been to hear everyone's voice in the community and to use the Association's money wisely.
2. Patsy thanked all the Board members, the Grounds Committee and Jeff Horner, our property manager, for all their work on behalf of the community.
3. Patsy reported on the challenges faced by the Board regarding the Italian-American Cultural Center. She thanked Alicia Claypool and her committee who made sure the Druid Hill Townhomes were protected from traffic and light issues that might negatively affect our homeowners. Work on the IACC building and grounds will be done in phases.
4. This past year, the Board decided to use Lounsbury Landscaping instead of Perennial Gardens. The Association saved about \$20,000 because of the switch.
5. Major projects completed this year have been the concrete work, which cost about \$65,000, and the addition of 13 new handrails to homeowners who requested them.
6. Patsy thanked Dan and Jana Montgomery for heading up the Welcome to New Homeowners Committee and to Steve and Libby Jacobs for organizing the Driveway Drinkers Social Group.

BUDGET RESERVE ACCOUNT DISCUSSION

Kelly Croft shared the research he has done on the Budget Reserve Study from 2012. The study gave a complete picture of all the Association's common elements

including the grounds, gates, and concrete. The study looks at thirty years of data and predicts when items such as new roofs and new paint are needed. A Reserve Study does help prioritize the needs of the complex. Kevin White did the 2012 study.

Maryanne Sobiech served on the first HOA Board. She explained the reasons why the first Reserve Study was done. Jeff reported that some mortgage lenders, insurance companies and real estate agents appreciate having a Reserve Study done on a property.

There was a lengthy discussion on the pros and cons of having a new study done. It would cost \$1200 to \$1500 to add new information to the original study. If we don't do a study, the association should do a strategic plan for the complex. This should include looking at our financials and the property values from other competitive properties in the area. This would give us a roadmap to follow. There was a consensus that the Board work on a strategic plan instead of a Reserve Study and in addition decide the best way to add more money to the Reserve Account.

TREASURER'S REPORT

Jim Greenfield went over the budget for the year 2026. The biggest expense for the complex is insurance. The Board will study if we need to increase the assessment in 2027 as costs continue to rise. For 2026, the dues will remain \$600 per month and a \$1500 yearly assessment.

Gloria Morris made a motion to approve the 2026 Budget with the line item of Reserve Account Study taken out. Ben Ullem seconded. The motion passed. Dave Claypool made a motion to approve the dues of \$600 per month and \$1500 yearly assessment for 2026. Bob Shires seconded. The motion passed.

GROUPS COMMITTEE

There was a general discussion about the problems and concerns about our vendor, Lounsbury Landscaping. Steve Jacobs reported that they may need to come a fourth time instead of three times to complete their work. It was recommended that Lounsbury let Jeff Horner know what week they are coming so he could inform the homeowners. It was suggested that Andy Lounsbury come to a Board meeting to come up with a better landscaping plan for 2026. Jeff requested all homeowners communicate with him if they have issues. Jeff can then talk to Andy Lounsbury.

Steve presented a chart with all the landscaping projects that were completed in 2025. He thanked his committee, Susie Kimelman, Claudia Batesole and Susan Moore for their work.

ELECTION OF OFFICERS

Ben Ullem put together a search committee to find a new President of the Board. The committee consisted of Diane Caldbeck, Josh Kimelman and Steve Jacobs. Diane Caldbeck was proposed for the position. This nomination will be presented to the Board in about 10 days for an official vote. Jim Greenfield will continue as Treasurer and Jeanne Cunningham will continue as Secretary for 2026.

Ben Ullem made a motion to approve the nomination of Diane Caldbeck as Board President with Jim Greenfield and Jeanne Cunningham continuing in their present roles. Kevin Cunningham seconded. The motion passed.

ADJOURN

Steve Jacobs made a motion to adjourn. Gloria Morris seconded. The motion passed.

The meeting was adjourned at 8:10PM

Respectfully submitted,

Jeanne Cunningham