

Druid Hill Board of Directors
Minutes
December 18, 2023

Present: Paul Morris, Rosalie Gallagher, Larry Kirsner, Patsy Shors, Josh Kimelman. Also, Jeff Horner and Steve Jacobs.

1. The November minutes were approved.

2. Accounts

- i. The November accounts were reviewed and several minor variances from budget were noted. At the January meeting we will review 2023 as a whole.
- ii. The HOA's insurance is due for renewal on January 31st and Jeff expects a large increase in our current premium of \$38,258. National trends suggest that all companies are increasing their rates following unusually high claims for fire and weather-related losses; some companies are getting out of the business entirely. At the time the 2024 budget was approved at the annual meeting, we included an increase in insurance, but it is now clear that we were not pessimistic enough. Based on the information Jeff gathers, the Board will make a decision at the January Board meeting and then make the necessary adjustment to our 2024 budget.
- iii. Jeff suggested that we prepay the annual 2024 premium rather than pay monthly. This will result in a discount, perhaps as much as 10%, but the cost will still be higher than we planned for in October.
- iv. In 2024, our management company, PM-By-Design, will be using a new accounting system. The budget line numbers will change and the amounts in some lines will be changed to reflect our actual 2023 expenses. Reports will be available to residents through tabs on the Residents' Center.
- v. The Board had voted last month to buy another twelve-month \$50,000 CD. This has now been postponed until we are sure we have sufficient, unallocated funds available in 2024. The two existing CDs will be rolled over when they mature.

3. Maintenance

- i. An ambulance was called by one of our neighbors and the responders were not able to open the gate. Thanks to the heroic efforts of Rosalie and Kathleen who used their opener from their deck, the gates were eventually opened. Jeff investigated and found that the gate opener was not set up to use the Yelp system that enables first responders to open the gate themselves. We had not previously been aware that such a system existed and we are very relieved to know that we now have it at Druid Hill. Jeff has asked Controlled Access, who maintain our gates, to provide documentation showing that the system now works properly.
- ii. A blocked drain is causing a drainage problem at 2862. Jeff will have the cause of the problem investigated and solutions developed
- iii. Creek flooding and erosion: Steve Jacobs will contact a civil engineer to give a preliminary assessment of the problems associated with the creek. He will pick someone who will have credibility with the City engineers, such as Cooper Crawford or Shive Hattery. It might also be helpful to get a copy of the survey done by Snyder for Clark, the original builder. The initial request will be for an overall assessment of issues and will be relatively inexpensive. If we decide to go ahead with developing a concrete remediation plan, that would be substantially more expensive. What it would cost to then implement such a plan is unknowable at this point,

as is the question of whether the City, or someone else, would foot that bill. This will be a continuing issue and the Board will have more information to share in the future.

- iv. Jeff has had the gutters cleaned and in some cases this proved messy. Next year Jeff will get the gutters cleaned twice to prevent so much buildup. He will also inform residents before the cleaning dates so they can avoid having their windows cleaned before that happens.

4. HOA Welcoming Committee

At Patsy's request, the Montgomerys have agreed to serve as a committee to welcome new residents. They will greet new arrivals and provide them with the types of information about Druid Hill that newcomers need, as well as a gift basket. The buyers' real estate agent is supposed to give buyers copies of documents such as covenants, bylaws, rules and regulations, etc., but in practice that often does not happen. The Welcoming Committee will help them with all that as well as advice on practical issues and a copy of the HOA directory. The Board enthusiastically accepted the idea.

- 5. The next meeting is scheduled for January 15th, 4:30 PM at **2822**. Patsy will be away and so Paul will ask Jeff Horner to set up a Zoom link for anyone who needs it.

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