

**Druid Hill Draft Board of Directors
Minutes
March 15, 2024**

Present: Patsy Shors, Jeanne Cunningham, Rosalie Gallagher, Josh Kimelman (by audio), Jim Greenfield, Paul Morris, Jeff Horner.

1. The minutes of January 15th were approved. There was no Board meeting in February
2. Patsy welcomed Jeanne and Jim to the HOA Board
3. Review of February accounts
 - i. The accounts were reviewed. There was a coding error in the YTD Budget report, which Jeff has fixed and re-circulated.
 - ii. Jeff told us that insurance companies are now paying attention to whether HOAs have enough in reserves to cover their deductibles. Druid Hill has more than enough to do that. However, he suggested that we should consider building our reserves at a faster rate than at present. Some years ago our policy was to set aside \$25 per unit per month from Dues for the reserves. That policy was ended because \$25 seemed like a trivial amount. At present, we transfer to reserves however much was not spent from our Annual Assessment for capital projects. This practice may need review for 2025.

4. Homeowners' Insurance

In view of the rapid increase in insurance costs, Jeff suggested (and the Board concurred) that homeowners should discuss with their agents their own coverage for inside-the-walls structures and contents.

5. Review of Requested Tasks and Work Orders

- i. The north gates are still broken. We need to replace the columns to which the north gates are attached. (The brick pillars are purely ornamental, although the brickwork would benefit from pointing). We agreed that the gates need to be functioning so that they can close and Jeff will get quotes. This will be expensive but necessary. Refurbishing the columns could cost about \$10,000 while new ones could cost about \$18,000. The arms, electronics and emergency battery mechanisms should still be functioning properly.
- ii. There have been requests for painting, stucco work and power-washing on some units. Jeff will get quotes.
- iii. Jeff uses the term "Tasks" for requests made, or work that needs to be done (not necessarily immediately). When Jeff gets quotes for the Board to consider, and then schedules a vendor to do the work, that becomes a "Work Order" to be tracked to completion by his software. He maintains separate lists of Tasks and Work Orders, which he shares with the Board at our monthly meetings.
- iv. Jeff is having a packet prepared for homeowners which, among other things, explains the system.
- v. The Board discussed whether power-washing of units and sidewalks is the responsibility of the homeowner or the HOA. It was decided that it is the homeowner's responsibility.

6. Creek erosion

Steve Lowe, a landscape architect, who lives in one of the units along Park Avenue next to Wakonda, has prepared a thorough analysis of erosion and flooding issues there. This will be useful to the Board in our future discussions about creek erosion.

7. Welcome Packets for new homeowners have been created, and the Montgomerys delivered the first one to Mary O'Keefe and Jeff Nall in 2805. It was gratefully received.

8. The April meeting will be on April 15th.