

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

**1. Present: Patsy Shors, Rosalie Gallagher, Josh Kimelman, Jim Greenfield, Paul Morris. Also, Steve Jacobs.**

**2. The minutes of March 15<sup>th</sup> were approved.**

**3. Review of March accounts**

The accounts were reviewed. We will ask Jeff to include our bank statement with the budget vs actual statement. Jim will ask him whether it is possible to change the formatting of that statement.

**4. Druid Hill reserves**

- i. As of March 31, our operating account balance stood at \$22,576. Our capital reserve stood at \$189,695, of which \$150,000 is in three CDs.
- ii. Following earlier discussion, the Board decided that we should maintain a reserve of at least one year's operating expenses. For 2024, those are budgeted at \$191,748, so we need to increase the reserve by a nominal amount. Our operating expenses will increase by some yet-to-be determined amount in 2025 and so we will need to increase either the 2025 monthly dues or the annual assessment accordingly. We noted that \$50 per month for 32 units would generate \$19,200 over a year. We will address the issue during the 2025 budget cycle in the fall.

**5. Grounds Committee**

Steve Jacobs and the Grounds Committee walked around DH on April 13<sup>th</sup> to identify landscaping issues. Their report is attached to these minutes. Steve, Jeff and Perennial Gardens will work on prioritizing tasks, work orders and (where necessary) cost estimates with the Board.

**6. Review of repairs and maintenance**

- i. The Board reviewed the current list of open tasks and work orders. These can be downloaded from the Resident Center at <https://pm-bydesign.managebuilding.com/Resident/>. Login, then go to *Reports* where you will find *Open Tasks* and *Work Orders*.
- ii. The Board discussed alternatives for repairing the North gates (see also the March minutes). Patsy will ask Jeff get a quote from Ornamental Ironworks for reattaching the gates to their columns. We will be in a better position to make a decision when we know more about the costs.
- iii. Jeff has identified ten units where the stucco and EFIS need work; he is getting quotes for repair.
- iv. Creek erosion: Steve reported that at present the four culverts at the Druid Hill are clear. This will start to silt up again when we get heavy rain bringing down more silt. Steve will ask the engineering firm Schneider and Associates to take a look at the general situation and give us a guess that what it would cost do a thorough estimate. That estimate would be for an engineering solution to the problem. No one present at the Board meeting is hopeful that a financially feasible solution exists, and we may be left with the continuing cost of silt removal every few years.

**7. Next meeting**

The April meeting will be on April 15<sup>th</sup>.