

**Druid Hill Board of Directors**  
**Meeting, June 19, 2023**  
**Draft Minutes**

Present: Paul Morris, Barry Monaghan, Rosalie Gallagher, Ben Ullem, Larry Kirsner, Susie Kimelman, Jeff Horner (manager).

1. Minutes of the May meeting had been previously approved via email.
2. Budget: The May accounts were reviewed. No issues were seen and the accounts were approved. Income and spending were in line with expectations.
3. Outstanding work orders and maintenance issues were reviewed.
  - i. Damage to light pole: waiting on insurance.
  - ii. Several pop-up water outlets need repair; waiting on Snider lawn care.
  - iii. Pump for fountain: waiting on vendor
  - iv. Installation of a decorative fence in front of the drop-off next to 2816 was approved. Steve Jacobs or Susie Kimelman will speak to owner.
  - v. Concrete/brick repair at 2876: Jeff will speak to owner
  - vi. The irrigation system is now working
  - vii. Water leak from Rollins: this is now in Rollins' court
  - viii. Due to the very dry weather, Jeff will speak to the lawn service about raising the blade height. Under our contract, we pay for a weekly mow and if we cancel a mow because of the dry weather, we would still have to pay.
4. The Board adopted a rule to protect the exterior of Druid Hill Townhomes buildings, no climbing plants, trellises or other structures may be in contact with brickwork, siding, windows, gutters or roofs. Where necessary, the Association will remove plants, trellises etc. that violate this policy at the owner's cost. (A "grandfather" exception was made for trellises installed before this policy was established in 2021.) Jeff will add this rule to the "Rules and Regulation" document in the "Documents" section of the Association's website
5. The Board discussed which maintenance tasks were the responsibility of the HOA and which were the responsibility of the unit owner. Some language was added to the existing policy (dated 2018) and Paul will edit the format to improve clarity. He will number the sections to make future discussion easier. He will then circulate the revised document for discussion and then approval by the Board. After approval, Jeff will post it to the documents section of the website.

The meeting then adjourned. The next Board meeting will be on the 3<sup>rd</sup> Monday of July, the 17<sup>th</sup>. at 5:00 PM at 2822, or via Zoom by request. If this meeting is not needed, or a quorum is not available, Paul will cancel it.

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