

DRUID HILL BOARD OF DIRECTORS MEETING

MINUTES

May 19, 2025

PRESENT: Patsy Shors, Jeanne Cunningham, Kathleen Gallagher, Jim Greenfield, Josh Kimmelman, Larry Kirsner, Mary O'Keefe and Jeff Horner

The meeting was called to order at 4:35pm.

1. MINUTES

Josh proposed a correction to the minutes of April 23rd. In our discussion of Liz Hoak's proposed fence, the covenants were cited defining this proposed fence as a Limited Common Element thus needing the approval of the entire association. Josh disagrees with this definition and feels we need to get a legal opinion. Patsy will reach out to Jonathan Wilson, the attorney who wrote the covenants, for his opinion. The second covenant, cited at the April 23rd board meeting, referring to the proposed fence as inconsistent with the integrity of the rest of the association, still stands. Mary made a motion to accept the minutes as corrected. Jim seconded. The motion was approved.

2. OLD BUSINESS

a. Dave and Alicia Claypool request

Last year the Board approved a fix to the Claypool's back foundation. The work was done but it did not fix the problem. The patio slab was stabilized but the northeast pier on the back patio was impossible to raise. Consequently, their upper porch windows still do not open and close and the floor slopes. Greg Purcell with Midwest Foundation Repair proposed unhooking the pier from the slab, jacking it up and putting in a skim. This would cost around \$11,000. However, Greg cannot guarantee this would work. There was a lengthy discussion about how the Board should address this issue. It was decided that the Board do more investigation into this problem before approving more money for repairs.

3. TREASURER'S REPORT

Jim went over the financial report for the month of April. He transferred money into the reserve account to pay for the completed half of the concrete repair. Money has been moved from the operating budget into the reserve account. Jim will continue to add a few thousand dollars every month into the reserve account until the \$15,000

Josh moved to accept the Treasurer's Report. Mary seconded the motion. The motion was approved.

4. NEW BUSINESS

a. Megan Klee would like to remove some bothersome trees that make a mess in her yard. Happy Trees looked into tree removal. It would cost \$3,1091.50. The trees are actually on the neighbor's property. The neighbor is okay with the removal. It would be better to remove the trees when the ground is frozen to limit yard damage. Josh moved that we table this issue until fall. Larry seconded the motion. The motion was approved.

b. Libby and Steve Jacobs Landscaping

The Grounds Committee recommends board approval of the landscaping proposal in the Jacobs' backyard. The Board approved the request.

c. Susie and Josh Kimmelman Landscaping

The Grounds Committee recommends board approval of the landscaping proposal in Kimelman's backyard. The board approved the request. They also want the HOA to pay for the removal of a thorny locust tree. It is preventing grass from growing and has large thorns. The removal would cost \$500 and the stump removal would be an additional \$200.

Larry moved that we pay for the tree removal. Mary seconded the motion. The motion was approved.

5. WALLACE DRIVEWAY

Jim and Annette Wallace modified their driveway by removing a strip of grass and on the side of the driveway and putting down black rocks. While this modification is not allowed under the covenants, it was decided to leave the rocks and inform the Wallaces they need to ask the landscaping committee and the Board about any future yard projects.

6. TASKS/WORK ORDERS

a. The Druid Hill gate is not working. Control Access will be out soon to correct the problem. This expense will be covered by Barry's insurance.

b. Ginny Gill wants to put up a sign to slow traffic as drivers round the sharp curve by her home. This was approved.

c. Claudia wants approval to do a landscaping project at her expense. This was approved.

d. Jeff reminded the board that if there were guests who wished to attend a meeting, they must first contact the President who sets the agenda. If time allows during an upcoming meeting, the guest will be added to the agenda; if not, the guest can speak at the following meeting.

- e. Jeff reported that he received the letter from Ms. Hoak's attorney at 2 pm the day of the board meeting (May 19)
- 7. Next meeting is June 16, 2025 at 4:30.

Respectfully submitted,
Jeanne Cunningham