

# DRUID HILL BOARD OF DIRECTORS MEETING

## MINUTES

AUGUST 18, 2025

PRESENT: Patsy Shors, Jeanne Cunningham, Kathleen, Gallagher, Jim Greenfield, Josh Kimelman, Larry Kirsner and Susie Kimelman, Steve Jacobs and Jeff Horner

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

### 1. MINUTES

- a. Larry made a motion to approve the minutes from the July 21 meeting. Josh seconded the motion. The motion was approved.

### 2. LANDSCAPING COMMITTEE

- a. Steve Jacobs and Susie Kimelman were present from the Landscaping Committee. Of the list of 23 landscaping items on the to do list from May, a large number have been completed. The Committee will do a walk around in late August or early September to check the property for any problems or concerns. Steve inquired about available funds for any landscaping needs this fall. Of the \$5,000 in the budget for landscaping, about \$4,100 has already been spent. The Committee will prioritize any work that needs to be done and report to the Board about funding the projects, Jeff approved weed treatment for the property due to large numbers of weeds. The dirt and seeding from the areas where concrete curbs were repaired should be finished soon. Andy Lounsbury was out to look at soil issues at the Gills and Shors. Some of the boulders around the property are loose. This is a problem that will need to be addressed soon.

### 3. OLD BUSINESS

- a. Dave and Alicia Claypool townhouse  
Jeff and Jim from Tometich Engineering inspected the outside of the Claypool's porch. From that inspection, Jim believes the porch pillars are notched so they cannot be lifted. Due to the topography of the area, it would be almost impossible to lift the pillars even if foam was injected. Further, there is no guarantee that lifting or foam would solve the problem. At the present time, the pillars are stable and will not get any worse.  
The Claypools were present for the meeting. They expressed their concerns and ideas about fixing the problem. There was a lengthy discussion about solutions.

The easiest way to solve this seems to be either buying and installing new windows or taking the existing windows off, removing the trim and skimming out the opening and putting the old windows back. The final decision of the Board was to have Jeff send out a letter to the Claypools stating that the Board has already paid to stabilize the foundation and any further remedies such as window replacement or floor leveling would be at the expense of the homeowners.

4. TREASURERS REPORT

- a. Jim reported on the July budget. He pointed out areas where we are overbudget or underbudget. At the end of July, we had \$6,024.36 in the Operating budget and \$15,653.14 in the Reserve Account. We need to keep adding money to the Reserve Account to pay the large insurance bill that will be due in January.

Jim is hoping that with dues coming in every month maybe we might have a little extra money to pay for tree trimming or other urgent needs recommended by the Landscaping Committee.

5. NEW BUSINESS

- a. The new contract with Lounsbury for landscaping will be signed over the winter. Jeff will share with Lounsbury any issues or concerns from the homeowners and the Landscaping Committee.
- b. Patsy has asked Ginny Gill to join the Board.
- c. Patsy went over the Board members' terms. Larry is finishing his last year on the Board.
- d. The Annual Meeting will be at the Rollins Mansion on Monday October 20, 2025.

6. NEXT MEETING WILL BE SEPTEMBER 22, 2025 at 4:30.

7. The meeting was adjourned at 6:00 pm.

Respectfully submitted,

Jeanne Cunningham