

Chestnut Hill Condominium Association
Monthly Board Meeting
July 3rd, 2023

The meeting was called to order by Kent Bange at 7:00 pm. All Board members were present, except for Robyne McCullough. Denise Waicker, Thornhill manager, was present. There were twelve association members in attendance.

Motion, to approve the June 5th, 2023 minutes, was passed.

Treasurer's Report: As of May 30, 2023

Operating: \$154,331.14

Reserves: \$658,749.99

Owed from RRG: \$68,591.89

Total: \$891,382.07

Motions: **Motion**, by Kent, seconded by Cheryl, approved by the Board, to transfer \$500,000 out of the Reserve Fund to a Money Market from Morgan Stanley, with a 4% interest rate, access to money within 24 hours.

Old Business:

-Pool repairs: All are done, except for skimmer and caulking, which will be completed after the pool season. We will not be billed until then.

-FHA Certification: Condo Approvals was paid \$850.00 on February 23, 2023. Three items are needed. Denise is working with Thornhill's bookkeeper, Kathy.

-Financial issues with RRG: Several homeowners continued to pay their fees to RRG and RRG has not forwarded the money to Thornhill. Board requested that Denise contact our auditor to see if this year's audit can be moved up.

-Carpet Repairs: Denise cannot get in touch with A&B Flooring, despite repeated attempts. Board requested that she contact another vendor.

-Sewer line Jetting: Board approved the proposal by Knott Mechanical to complete this for \$1950, annual pricing of \$2300 for 2024 and 2025.

-Violations from property walk: 11 of 22 have been resolved. There are six new violations from the second property walk (Denise and Liz)

-Reseeding/erosion issues: BHK has not sent in a proposal for reseeded at 201 Cork and erosion issue at 101 Fitz.

Owner's Forum:

-Large tree branch needs to be removed between 203 and 205 Erin, along Cherry Hill. Board requested that Denise contact A&A Tree.

-201 Erin, 101- Owner is disputing Denise's decision that the bathroom installation/repairs is between two homeowners, not a common area issue. Denise gave the owner contact information for the owner of Thornhill.

-105 Fitz, 204- Owner was told by scheduler at Thornhill that we no longer have monthly service from Brody. Denise will reach out to the scheduler to correct this information.

-Several homeowners requested that they be added to the schedule for this month's service.

New Business:

-Meeting dates revised:

- August 23rd, 6 pm- Budget meeting with Board and Denise only
- Sept meeting- from Sept 4th to Sept 5th
- Jan 2024 meeting- from Jan 1st to Jan 2nd

-Board decided to reach out to Bruce Brown of Rosen, Hoover, Sykes, and Brown to become the **new lawyer** for the association.

-Exterminator: Denise will continue to get proposals for a new exterminator. She has reached out to Roe Pest Control.

-Maryland Homeowners Assistance Fund: Denise found out that this organization can provide assistance to homeowners in need. She has shared this information with each owner who has a balance of over \$1500.

-Rental cap: Board members are sharing information with Denise when units go on the market and Denise is contacting listing agents to make them aware of the rental cap.

-201 Erin 204: Owner reported **cracks in the walls** of the unit. Falcon report stated that there was a broken web member above the truss, and not a major factor. Kent will share with Denise our attorney's opinion that owners are responsible for their ceilings on the top floor.

Meeting was adjourned at 7:30 pm.

There is no Executive Meeting minutes this month.