

## Minutes, Annual Meetings of the Kalorama Place Homeowners Association

December 11, 2007

The meeting was called to order by Association President Kevin O'Reagan. Board members Frances Anne Hardin and Elaine Brenner were also present.

Budget: several homeowners commented on the approved 2008 budget which contains a 4.4% condo fee increase. The board was asked to try to hold the line on expenses more rigorously. One homeowner commented that re-sales could be affected if condo fees are too high compared to similar properties. However, the homeowners present seemed to agree that the maintenance and the appearance of the property are also priorities. Some homeowners noted that many of the budget items were estimates rather than actual expenditures. Property Manager Phil Dunn of Tilton Bernstein agreed to provide the actual figures for past years via email. Some asked for quarterly budget updates by email.

Board member Frances Hardin gave an update gardening on KP grounds. As the result of meeting last June with Chris McCullough of Denchfield Landscaping, Inc, homeowner Ewa Peloschek and Ms. Hardin, the company devised a plan that involves doing whatever remedial work can be done now on areas where plants have died or disappeared. The balance of the work will be completed in the spring. Estimated cost, \$6300.

The absence of a quorum was noted meaning that elections could not be held. Phil Dunn noted that procedurally the meeting could be recessed (not adjourned) while he secured a voting quorum via email. This was agreed. Three candidates stood for election to fill the two vacancies on the board: Greg Walters, Mike Brown and Richard Poole.

### Open Discussion:

Homeowner Richard Poole brought to the attention of the board his complaint about an unsatisfactory paint job in his condo done by the Soho Company. The work – which included plastering – was required

following a water leak last year that affected both his condo and the one above.

The Soho Company has been paid and Mr. Poole charged \$2995 due to work done outside the scope of the repair. Mr. Poole does not wish to pay the amount because he asserts that Kalorama Place should be responsible. He also said that the work that was done is sub-standard. The Board does not dispute Mr. Poole's assertion regarding the quality of the work.

Soho Company's representatives assert Mr. Poole interfered with their painters/plasterers such that they could not do a proper job. The board offered to split the charges. Mr. Poole refused. Larry Gondle, a fractional owner, who is an attorney suggested that Mr. Poole sue Soho in small claims court and offered to assist him with this. The board has taken the issue under advisement.

#### Miscellaneous

Replacing windows is the responsibility of the unit owner.

Parking is not permitted inside Kalorama Place.

Phil Dunn at Tilton Bernstein should be notified if bulk trash needs to be hauled away.

#### Election Results:

During the meeting recess the following day Phil Dunn collected outstanding proxies needed to establish a quorum and conducted the election of board members for the two open positions by email ballot. At the conclusion of the recess period as permitted under the bylaws Phil Dunn tabulated the ballots and determined that Mike Brown and Greg Walters were elected to the board.

The meeting was reconvened on December 12, a quorum was noted. Elaine Brenner noted that a quorum was present and moved to adjourn. Frances Hardin seconded the motion and the board voted to adjourn the meeting.