

Kalorama Place Board of Directors Meeting, September 10, 2008

The meeting was called to order by President Kevin O'Regan at 7:30 pm. Also present were Greg Walters, Mike Brown, Elaine Brenner, and Phil Dunn.

Phil Dunn provided various updates.

- The carpeting and painting went well. There may be issues with outside doors closing.
- The resurfacing of the driveway was completed for under \$3500.
- Fewer calls are coming in about leaks.
- Garage door – Bid was received from Sonatroll for garage side doors. The board felt that an option is needed for the garage door openers. Phil will look into this.
- Updating rules and regs for homeowners – Discussed limiting renters for prospective buyers. Phil recommends a 30 – 35% limit. The board agreed to check with neighbors on opinions on this.
- Garage door washing – Someone was concerned about contents of their garage getting wet. The board agreed that Phil would notify owners that the doors would be power washed on a certain date unless the owner objects.
- Storage cages – Quite a few have added the necessary cages; Phil will check on those not done.
- A few owners are delinquent on condo fees.

The proposed 2009 budget was discussed. Further discussion concerning the basis for the budget numbers and comparison to previous years will be held. The property manager proposed to raise the moving fee from \$100 to \$250 and informed the board that a \$250 moving fee is consistent with other condominium associations managed by Tilton Bernstein. The board discussed this change and voted unanimously to raise the moving fee to \$250 effective immediately – September 10, 2008. This change will be added to the revised Condominium Rules as part of the overall rules update that the board is working on.

A question was raised as to whether cracking concrete would need to be an expense for 2009.

The date of the annual meeting was proposed to be on November 20, 2008. (Later board discussions raised the potential for changing the date.)

The next board meeting was originally scheduled for October 21, but was later changed to October 28, 2008.