

Location: Manor House

Time: 6:30-7:52 P.M.

Board Members in Attendance: Bill Adkins, Katy Bosserman, John Drexler, Larry Jones II, Laura Subock

ECM 1 Board meeting 6/10/25

The ECM 1 Board meeting discussed a \$75,000 settlement with State Farm, including interest, to cover legal fees and damages. The board also addressed the tree removal disputes with ECM 2, involving a surveyor's report and potential legal action. The gym hours were debated, with suggestions for earlier access. Concerns about pool access, parking, and snake incidents were raised. The board agreed to review the Maryland Condominium Act and proposed bylaws for parking assignments, requiring 80% owner approval. The need for clear communication and adherence to procedures was emphasized throughout the meeting. The ECM 1 Board meeting discussed several key issues. The board members confirmed the presence of black rat snakes on the property. They debated the use of Zoom for meetings and the availability of Wi-Fi, with suggestions to post a Wi-Fi passcode. The pool jet issue was a major point of contention, with concerns about the decision-making process and the need for cost-effective solutions. The board also clarified their roles, noting the recent changes in treasurer and the need for proper authorization for expenditures. The meeting concluded with a motion to adjourn.

Action Items

- Research quieter gym equipment options.
- Order replacement lights for the garages.
- Prepare a letter to ECM2 regarding the attorney's fees and public adjuster costs.
- Finalize the survey report establishing the property lines and retaining wall ownership.
- Communicate any snake sightings to the community.
- Reach out to Debby to get an update on the parking proposal and next steps.

Settlement with State Farm and Legal Fees

- There was a discussion of a settlement with State Farm for \$75,000 plus interest, which will help cover legal fees and other costs.
- The settlement was reached after a long battle and multiple delays by State Farm.

- The settlement includes attorneys' fees and public adjuster costs, which will be added to the total amount.

Tree Dispute with ECM 2

- The board brings up an issue with ECM 2 cutting down trees without permission, leading to a bill for the cost of the trees.
- A board member explains the steps taken to address this issue, including a meeting with a surveyor to document the trees' locations.
- The surveyor's final report will be used to prove that the trees were on ECM 1's property.
- A board member mentions that in Maryland, cutting down someone else's tree can result in significant compensation.

Breaking Even and Legal Fees

- A resident questions how the settlement will result in breaking even, considering the legal fees.
- A board member clarifies that the \$75,000 settlement will help cover the attorneys' fees, but some fees will remain uncovered.
- The insurance industry in Maryland often denies claims, making it difficult to recover all legal costs.
- A board member mentions the involvement of attorney Kathleen Elmore and the State Farm attorney in handling the case.

Attorneys' Fees and Common Area Costs

- A board member explains that ECM 2 will be responsible for a portion of the attorneys' fees and common area costs.
- The ratio of responsibility will be determined by the attorneys, with ECM 2 paying 56% of the total costs.
- A resident asks for clarification on how the attorneys' fees will be allocated.
- Emphasis is placed on the need to pursue legal action to recover these costs from ECM 2.

Surveyor's Report and Property Line Disputes

- A board member discusses the surveyor's report, which will include evidence of the tree locations and property lines.
- The surveyor will act as an expert witness in the legal case against ECM 2.
- A board member mentions a dispute over a retaining wall, with ECM 2 claiming it is on ECM 1's property.
- A board member confirms that the wall is on ECM 2's property and that they will pursue legal action to resolve this issue.

Pool and Gym Access Issues

- A resident raises concerns about exposed tree roots and the need for proper covering to prevent hazards.
- A board member mentions the arrival of new tables for the pool and the removal of old, moldy furniture.
- Discussion about the gym equipment, including the hours of operation and the need for quieter machines.
- A board member defends the current gym hours, stating that they are reasonable and necessary to accommodate residents.

Noise Complaints and Gym Equipment

- A resident questions the noise levels in the gym and the impact on residents.
- A board member explains the current gym hours and the challenges of accommodating all residents' needs.
- A board member states that the gym equipment has already been ordered and should be quieter than the current equipment.
- A board member discusses the possibility of installing soundproofing and quieter machines to address noise complaints.

Pool Rules and Access

- A resident questions the rules and regulations regarding pool access and the use of the manor house.
- A board member explains the current rules, which allow residents to use the manor house and pool through specific entrances.

- Discussion about the need for clear communication and adherence to the rules to avoid confusion and issues.
- A resident emphasizes the importance of fair and consistent access to the pool and manor house for all residents.

Parking and Declaration Changes

- A board member provides an update on the parking proposal, which includes the need for a declaration change to allow the board to assign parking spots.
- A board member explains the process of changing the declaration and the importance of getting 80% owner approval.
- A board member mentions the challenges of getting the proposal reviewed by the lawyer and the need for further clarification.
- A board member raises concerns about the potential for future changes and the need for clear procedures and communication.

Snake Incident and Pool Safety

- A board member reports that a snake incident occurred at the pool, likely due to power washing activities.
- The snakes have likely moved on, but there is still a need for awareness and communication with the community.
- A resident suggested posting signs to inform residents about the snake incident and ensure their safety.
- A board member agreed that clear communication is important to prevent panic and ensure the pool remains a safe and enjoyable space for all residents.

Power Washing and Snake Issue

- A board member mentions the upcoming power washing of the building, which might cause more movement of snakes.
- A board member inquired about accessing meetings on Zoom.
- A board member suggested using their laptop with Zoom.

Wi-Fi Access and Technical Issues

- A resident mentions a Wi-Fi passcode that should be posted.

- A board member discussed the need for a Wi-Fi password.
- A board member offered to help with the TV setup post-meeting, despite not being a tech person.

Pool Jet Situation and Repairs

- A resident brings up the issue of the removed pool jets, mentioning bylaws and association rules for maintenance.
- A board member explains the need to bust up concrete to access the jets, which are not up to code.
- A board member suggests exploring quieter and more cost-effective solutions for the jets.

Decision-Making and Authority

- A resident expresses a desire for transparency when making decisions like removing the pool jets.
- A resident mentions calling Debbie during the removal, questioning the necessity of covering the jets.
- A board member discussed the need for research on cost-effective solutions and the possibility of using hot tubs instead of pool jets.

Board Roles and Responsibilities

- A board member discussed the recent changes in board roles, including the new treasurer.
- A resident suggests having an alternate member on the board to fill in gaps left by previous members.
- A board member clarifies the required roles on the board, including president, secretary, and vice president.
- A board member discussed the importance of keeping an odd number of board members to avoid deadlocks.

Meeting Adjournment

- A board member asks if there are any other issues to discuss.
- A board member motions to adjourn the meeting.

- The meeting concludes with a show of agreement from the participants.

Respectfully submitted by

Katy Bosserman, M.ED.

ECM 1 Board Secretary