

DREAMS LANDING CONDOMINIUM ANNUAL MEETING
SATURDAY, DECEMBER 2, 2017

BOARD MEMBERS PRESENT:

Rusty Bergen, President
Mike Myers, Treasurer
Nan Harrison, Secretary
Robert Van Buskirk, At-Large

MANAGEMENT COMPANY Burlock

Rusty called the meeting to order at 9:03 a.m. A quorum was established. The minutes of the December 3, 2016 Annual Meeting were approved as written.

TREASURER – As of October 31, 2017

Cash	\$84,535
Over Budget	Water Grounds General Maint. Repairs Electrical

Proposed 2018 Budget Highlights

Total Revenue	343,993
Total Expenses	267,749
Proposed Transfer to Reserves	76,502

No fee increase

Reserves could be \$145,205 as of 12/31/2018, if budget is achieved or more if we are under budget. We need to continue to be very cautious about any expenses, since reserves are not where they need to be now and for several years going forward. Any proposed expenditures not in the budget should be considered very carefully.

The annual 2017 audit should be available in March of 2018.

COMMITTEE REPORTS

GROUNDS:

- We are grateful to neighbor's appreciating the BOD's effort to maintain the grounds.
- BrightView does a good job but we have learned we need to encourage them to do the little things that make a difference.
- This year we logged 37 specific requests from neighbors for work to be done. Most was done in a timely manner, some work we did not have the money to do, and some work we did by hand to save money.

How our contract with BrightView works.

Our contract is for X number of man-hours each week to do the essentials for a fixed fee. When we ask them to do anything beyond the basic's they charge us extra. Simple things like picking up fallen limbs become an issue unless they are already here.

Of Community Note:

1. The bigger the trees get the more nutrients they take from the ground and the less sun light is allowed in. This reduces the amount of grass around our homes.
2. We can't afford to water due to the high cost of Annapolis water.
3. We do reseed each year since most grass has only a three-year life cycle.

Larger projects:

1. We did clear the over grown areas on either side of our property facing the water. Evasive vines choke out everything and must be managed.
2. We put down seeding blanket in many areas that were damaged by contractors coming in to do repairs. Please help by letting us know when work is done and by whom if they leave it a mess. We invested almost \$2,000 doing these repairs this summer.

Over grown trees in homeowner yards

1. Many months ago we had an Arborist from BrightView come through our community and identify trees that needed to be trimmed and needing attention. The trees in our common space were marked. But given our poor financial state the BOD elected not to get any of that work done. Funds to do this work were not included in this years budget to keep us from having a dues increase.
2. At the same time BrightView identified over grown trees in homeowner back yards. They helped us understand the community was libel for any damage done by these trees when they come down. As a consequence Brodie sent letters to 17 homeowners identifying their trees as being over grown, requiring attention and to notify them that any damage caused by their trees on common space would be their financial responsibility to repair.
3. We appreciate the many homeowners that have had their trees trimmed and in some cases removed.
4. We have a homeowner that has over grown trees blocking her view and we have asked the homeowner with the overgrown trees to trim them to no taller than ten feet.

Reminder:

1. We encourage homeowners to make, BOD approved, upgrades to the areas within ten feet of their home.
2. We have learned folks are happiest when they install the plantings that appeal to them.

This concludes my time on the Dreams Landing BOD. I have served eight consecutive years most of which dealing with the grounds. Karen and I now spend the winter in Florida and not able to participate in winter BOD meetings.

Van suggested that when you find fallen limbs that they be placed near the base of a tree in hopes that the BrightView crews will take them away on their next visit.

ARCHITECTURAL: David Ewing noted that unit owners wanting to make changes should go to the architectural change request form on our web site, complete the form and submit it to the committee (David and Nan). The committee will then make a recommendation to the board and the board will make the final decision. Rusty added that the committee is seeking a third member. If you are interested, please contact David or Nan.

MARINA: There are several open issues that the committee will address, including lighting and repairs to the wave screen.

POOL: Closed! Rusty noted that we had another good season. The new pool furniture (\$20,000+) will be put on hold again and will remain on hold until the reserve account is restored. The restrooms have been winterized and the party room will be unavailable until spring.

Rusty thanked all members of the board for their service.

NOMINATIONS

There were three vacancies on the board (At-Large and Secretary terms are up and Mike Myers is resigning). Nan Harrison has been re-elected.

Since there are still two vacancies the board has the responsibility to fill them with homeowners. Meghan Bourne (1203) volunteered to be considered for one of the vacancies.

The meeting was adjourned at 9:26 a.m.

Respectfully submitted by
Nan Harrison, Secretary