

Rockland Run Condominium
Board of Directors Meeting
January 4, 2021

Meetings will be held at 7 pm via Zoom on Mondays or as Announced.
The Association cannot meet physically due to the Pandemic
The Annual Meeting will be held on February 8, 2021 from 7 to 8 p.m.
Zoom ID: 513-094-3599 .

- I. Call to Order: 7:03 p.m.
- II. Quorum established:
Bob Allen, Diana Evans, Laura Hunter, Carl Simon
Mikhail Fridman Absent
Ben Colbert, Metropolis Management
George Perry, Law Offices of Gregory Alexandrides, LLC.
Unit Owners in attendance: 4
Muriel Chider
Mark Warshaw
Patricia Krauss
One gentleman who did not identify himself using his smartphone
- III. Meeting Agenda – Approved – Bob Allen, Laura Hunter
- IV. February 20, 2020 Minutes Approved - Carl Simon, Bob Allen
- V. Treasurer’s Report – Assessments collected as of October, 2020 -\$596,619
As the year progresses some funds in the 2021 budget may be reallocated. The Board will be keeping a close eye on expenses and will be reviewing contracts

Treasurer’s Report:

Assets	\$
Liabilities	\$
Net Worth	\$

Monthly expenses 2020

	2020	Jan	Feb	Mar	Apr	May	June
Expenses		71,015.17	63,100.93	136,789.24	77,850.09	86,374.62	76,972.82
Revenues		62,216.18	68,004.40	67,469.97	67,538.00	67,403.80	72,438.60
Net Income		-8,798.99	4,903.47	-69,319.27	-10,312.09	-18,970.82	-4,534.22
				* Fire			
Condo fees prepaid		55,358.38	56,047.20	54,091.47	57,011.32	57,164.11	57,833.11
Condo Fees Unpaid		274,151.59	278,374.09	284,806.18	294,025.67	298,260.93	301,765.72
Units Sold/Owe funds		97,697.10	97,697.10	97,697.10	97,697.10	97,697.10	97,697.10
Current Owners Unpaid		176,454.49	180,676.99	187,109.08	196,328.57	200,563.83	204,068.62

2020	July	Aug	Sept	Oct	Nov	Dec	Total 2020
Expenses	72,982.52	60,845.38	52,631.51	99,356.16	52,795.27	109,741.33	960,455.04
Revenues	67,326.30	67,466.00	67,615.20	66,869.20	67,262.10	67,311.40	808,921.15
Net Income	-5,656.22	6,620.62	14,983.69	-32,486.96	14,466.83	-42,429.93	-151,533.89
Condo fees prepaid	60,067.93	60,277.73	59,180.99	58,567.23	55,579.69	53,094.04	
Condo Fees Unpaid	308,280.14	315,738.53	322,139.72	325,029.83	332,685.88	341,330.33	
Units Sold/Owe funds	97,697.10	97,697.10	97,697.10	97,697.10	118,461.70	118,926.70	
Current Owners Unpaid	210,583.04	218,041.43	224,442.62	227,332.73	214,224.18	222,403.63	

Figures taken from monthly Financial reports submitted by Metropolis to the Board

VI. Residents' Forum

- The fence behind 1802/1804 was in great disrepair and needed to be replaced
- The pine trees behind 1800 to 1804 need attention as they are old and need attention
- The pine tree that fell behind 1805 Snow Meadow during the wind storm needs to be removed
- Unit owners are not picking up after their dogs
- A unit owner asked how to correctly report noise or other disturbing actions by other unit owners
- Why proxies would be sent out if only one candidate submitted a resume to run for the one open spot on the Board.

VII. Board of Director's Annual Progress Report (see attached)

VIII. Action Items

- A. 2021 Budget (RFA 131599) – The 2021 Budget was approved; no assessment increase
- B. Annual Meeting (RFA 131194) – The Annual Meeting will be held on February 8, 2021 via Zoom. One spot on the Board is up for election.
- C. Hot Water Heater Replacements/Repairs - 4 new hot water heaters have been installed; numerous hot water heater repairs made. (1800 SM; 1811 SM; ST; ST)
- D. Balcony Work – Balcony repairs have been made and future work may include whole balcony restructure. Contractors are being contacted for inspection to determine needed work; carpeting on balconies is not recommended as it aids in the rotting of balcony wood flooring. Hann & Hann is one company that has inspected balcony problems.
- E. Exterminating Contract (RFA 293948) – Renew contract; stop extra service for wildlife (\$125 per month for snake traps) until needed in the future.
- F. Cameras (RFA 309516) – The Camera Policy was created and mailed out to all unit owners. If you see suspicious action report it to the police - 410-887-1279
- G. Noise/Dogs – Letter sent out to unit owners concerning noise/dog issues (see attached letter)
- H. Smoking – Marijuana may be used for medical reasons; however, if smoke is causing undue problems, call the police.

- I. Fence along the Jones Falls area – Board members will look into having this fence replaced as suggested by the Reserve Study; Ben Colbert will seek contractors to inspect the fencing and submit proposals.
- J. Pine trees behind 1800 to 1804 – An arborist will be asked to look at these trees and make recommendation
- K. Downed pine tree near pool area – A contractor will be hired to remove the tree
- L. Dog droppings problem – Everyone should be informing those who do not pick up to do so; those who do not pick up may be fined.
- M. Noise problems – Unit owners may report noise issues to the police and ask to be anonymous. The police will check on the noise problem and have the person(s) responsible on record in case of future problems.
- N. Candidates for open Board spot: One candidate has submitted a resume and we are hoping that other unit members will show interest and submit their resumes. George Perry, Attorney for the Board, indicated that there could be write in candidates or some may announce at the Annual Meeting.
- O. Damage to 1803 Snow Meadow, Unit # 301 – Ceiling damages due to leaks from leaking roof will be repaired; new roof at 1801/1803 Snow Meadow Lane completed.

Adjourned: 7:38

Executive Session – None
dre

November 27, 2020

MEMORANDUM

TO: ALL RESIDENTS AND UNIT OWNERS, ROCKLAND RUN
FROM: METROPOLIS CONDOMINIUM MANAGEMENT INC.
RE: DOG/NOISE CONCERNS

Dear Owners and Residents:

As more people are home during the day, the Board and Metropolis have received an increasing number of complaints regarding dogs and noise. The Board felt that a reminder of what the Association's documents state: we have included the full sections on the other side of this memorandum.

While there is a nominal amount of noise to be expected when living in the buildings, each homeowner is entitled to quiet enjoyment. If your dog is constantly barking, or barks each time someone walks by in the hallway, this is deemed to be a nuisance. If your dog is outside off a leash, this is a violation. During these times, we have to ask that each homeowner is even more aware of what impact their sounds and actions can cause to your neighbors. If a homeowner is found to be in violation of the rules, the Board may apply a fine of \$150 per incident.

The same is true with general noise. While many children are home and normal avenues for spending the day are closed, other homeowners are now telecommuting. Others are home due to parts of the work force being told to stay home. Between energetic feet, video/phone conference, and televisions, a lot of noise can build up. This is why it is very important that everyone is mindful. The By-Laws speak that each home must have 70% of their floors covered with either carpet or rugs.

As we move forward into the Holiday Season, the Board that everyone cognizant of how they can affect one another. We hope that everyone remains safe and healthy, and wish everyone the best in the upcoming month and new year.

Article VIII Rules and Regulations

- 3) *The maintenance, keeping, breeding, boarding and/or raising of animals, of any kind, regardless of number shall be and hereby is prohibited within any Condominium Unit or upon any Common Elements, except that this shall not prohibit the keeping of orderly domestic pets such as dogs, cats and/or caged birds, provided that they are not kept or maintained for commercial purposes or for breeding. The Board of Directors may limit the number pets that can be kept in any single unit. Only Unit Owners who reside in their units shall be allowed to keep pets as aforementioned; tenants shall be prohibited from keeping pets with the Condominium. Pets shall not be permitted upon the Common Elements unless accompanied by an adult and unless they are carried or leashed. Any Unit Owner who keeps or maintains any pet within his Unit shall be deemed to have identified and agreed to hold the Council each of its members and the Declarant and Managing Agent free and harmless from any loss, claim or liability of any kind character whatever arising by reason of keeping or maintaining such pet with the Condominium. All pets shall be innoculated as required by law. The Board of Directors shall have the right to order any person whose pet is a nuisance, to remove such pet from the premises and the Board of Directors, after affording the right to a hearing to the Unit Owner affected shall have the right to declare any pet a nuisance, and to order that the pet be removed.*
- 4) *Unit Owners, residents and lessees shall exercise extreme care to avoid unnecessary noises or the use of musical instruments, radios, televisions and amplifiers that may disturb other Unit Owners. All walking areas (except in kitchens and bathrooms) and 70% of all floor areas in each Unit must be covered by carpets or rugs.*

BOARD OF DIRECTORS' PROGRESS REPORT

December 2020

Dear Rockland Run Unit Owners:

COVID 19 cannot keep us down. The Board of Directors has been holding Zoom meetings; many projects have been in the works and new projects are being considered. The Budget for 2021 has been reviewed and the Board has decided not to increase condominium fees for 2021. This will only be accomplished if expenses are kept under control. Contracts are being reviewed and the Reserve Study recommendations are being taken into consideration.

We have a problem with unpaid condominium fees that needs to be addressed. The COVID 19 virus has put legal action on hold; liens and foreclosures have been delayed and those owing over 90 days of condo fees need to **understand that those unit owners paying their condo fees are paying the bill for the electric, water and gas for all those living in our community**. It is only fair that all unit owners pay their fair share. We are also having a problem with pet owners not picking up after their pets. Please be considerate of your fellow unit owners; children run and play in the grass and this is a health concern.

Condo fee status as of November 2020; our collection lawyer is actively reviewing unpaid accounts.

Prepaid Fees	Unpaid Fees	Units sold/owed fees	Late fees collected
\$55,579.69	\$214,224.18	\$118,461.70	

Projects completed or in progress:

Balcony repairs were made on several balconies; additional future repairs are being reviewed
(Carpeting on balconies is causing the wood to rot)

Cherry trees treated for disease

Damaged carpeting replaced as necessary

Dog stations – 2 additional stations were added: one near 1807 Snow Meadow Lane and another on the small hill of Snow Meadow Lane near Suntop Court.

Dumpster upgrade to increase capacity approved with phase in replacement for larger dumpsters

Fire extinguishers check by Baltimore County Fire Department – in compliance

Fire repairs completed at 9 Windblown Court

Gas supplier (Bollinger Energy Corp.) contract 8/1/2018 through 7/31/2021 due for renewal

Gas line inspection by Rellek – system found to be in compliance

Gutters cleaned three times (third cleaning after most leaves have fallen)

Hallways painted and touched up

Hot water heaters installed in 4 buildings: 7 Suntop; 1811 Snow Meadow; 1800 Snow Meadow; 11 Suntop

Landscape upgrades: some landscape upgrades have been made and additional are being reviewed and planned for the future

Numerous hot water heater repairs performed

Roof replacement of 1801/1803 Snow Meadow Lane

Security cameras installed/live –camera policy created and distributed

Siding repaired, louvre work and flue work performed on buildings

Swimming pool repaired and open with reduced hours for the summer season; extended hours after the official pool season ended to allow unit owners the opportunity enjoy sunbathing

Many thanks are given to the volunteers who made this possible; without our volunteers CDC requirements would not have been met and the pool would have remained closed. At this point, we can assume this will continue for the coming summer season.

Carl Simon and Laura Hunter donated many hours to give pool users access to the pool.

President	Bob Allen	Treasurer	Laura Hunter
Vice President	Carl Simon	Secretary	Diana Evans
	Member at Large		Mike Fridman

Report Common Element problems to: Community@MyMetropolis.net

Or call: 1-301-779-1800

Board Minutes may be found at: rocklandruncondos.com

Don't forget to pick up after your pets – Thanks

Blue dumpsters are for recycling/Green dumpsters are for trash