

Approved

Darby Estates Condominium Owners Association

Community Club House

Monthly Board Meeting

February 15, 2016

Attendees:

Condominium Board Members

Jeff Duncan – President (absent)
Rita Rukashaza – Treasurer
Erin Christopher – Secretary
Mona Hanson – Member-at-Large
Cheryl Grass – Member-at-Large

Access Real Estate Services

Rachel Long
David Long

The meeting was opened at 6:02 and closed at 6:25.

Financial update. Rita pointed out we have a few continuing delinquencies. Rachel advised once an account is in collections there's not much to be done. Because our meeting fell early this month folks who pay on the 15th are showing as late, but Rachel was confident most of the list would be cleaned up. The operating budget is in good shape.

Rachel reported 4 outstanding work orders. Two lightbulbs needing replacement, a broken door handle in building 516, and broken glass on a bulletin board in 512. The window replacement project began but unfortunately some windows weren't ordered in the correct size. Erin asked for the window in the gym to be added to the list of replacements needed. All new windows will be documented with Access and carry a 10 year warranty. In 6 months we'll begin another phase of replacements, as more and more windows are becoming defective or missed on the first round. The mulching project is nearly complete. Rita was pleased with the cleanup.

Following up on the suggestion of a Clubhouse TV and bike storage area, Rita and Cheryl agreed it needed further research before voting on. The board will meet privately to discuss pros and cons. Following up on interior painting and carpet cleaning, Rachel confirmed painting is done every 5 years and the carpets are cleaned every other year. She suggested we have the buildings surveyed to assess the current conditions. Erin suggested 512 in particular be reviewed. Rachel will make necessary arrangements.

Submitted by Erin Christopher

Next regular meeting: Monday, March 21, 2016 at 6:00 pm.