

# Approved

## Darby Estates Condominium Owners Association

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Community Club House

Monthly Board Meeting

April 18, 2016

**Attendees:**

**Condominium Board Members**

Jeff Duncan – Absent  
Rita Rukashaza – Treasurer  
Erin Christopher – Secretary  
Mona Hanson – Member-at-Large  
Cheryl Grass – Member-at-Large

**Access Real Estate Services**

Alex Casey

The meeting was opened at 6:16 and closed at 7:15.

**As of March 31, 2016**

|                             | <u>31-Jan-16</u> | <u>29-Feb-16</u> | <u>31-Mar-16</u> |
|-----------------------------|------------------|------------------|------------------|
| Reserve Funds               | \$656,763        | \$668,561        | \$668,565        |
| Operating Funds             | \$81,977         | \$72,297         | \$30,469         |
| Aged A/R                    | \$8,063          | \$9,074          | \$9,175          |
| Over 90 Days                | \$5,357          | \$5,152          | \$5,830          |
| <b>Total Current Assets</b> | <b>\$746,803</b> | <b>\$749,932</b> | <b>\$708,209</b> |

Rita gave the treasurer's report. Replacement windows were paid for and some wind damage repair work explains the dip in operating funds.

Maintenance/Work orders: Alex reported wind storm repair work was completed in building 500/508. A second round of work was done on the parking lot to patch cracks. All patio furniture has been power washed and brought out for summer months.

Woodwind's final project completion still isn't clear. Rita thought some ground cover work was yet to happen. Alex will look into the matter.

The delinquency report was minimal, and all past due accounts have been contacted.

The first phase of window replacement has been completed. Rachel is still trying to obtain warranty information from St. John's Glass.

Rita and Cheryl met with Jennifer from Corion Landscaping. Corion has advised it may take up to a year to learn the property and get a firm schedule set for all landscaping needs.

Regarding night managers, the board would like to remind residents Jim and Aman are not security officers. Residents are responsible for calling police if any suspicious activity is seen or problems with neighbors arise.

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Cheryl K asked if the car wash stations could be equipped with new hoses. Some sprayers aren't in working order. Access Management will look into the matter. She also asked if meeting minutes were regularly posted on the website, and Rita confirmed she has updated the website recently.

Norbert brought up concerns about main hallway and entry way lights being adjusted to save energy. Jim agreed those could be updated for summer months and more hours of daylight.

Donna brought up concerns about parking. Her spot is often used by non-residents and she feels towing should be an option. Alex with Access Management explained allowing all owners to authorize tows would be problematic. He welcomed residents to call in with specific details about vehicles using reserved spots that don't belong to them.

Lawrence questioned the drop in Operating funds. He wanted to ensure landscaping costs are coming out of the Reserve funds. He also expressed concerns about children using sidewalk chalk on the property. Designating one particular area on the property for sidewalk chalk/games was discussed and thought to be a good idea by all. Cheryl advised an email blast will go out to owners requesting all sidewalk chalk be cleaned up.

**Next regular meeting: Monday, May 16, 2016 at 6:30 pm.**