

Approved

Darby Estates Condominium Owners Association

Community Club House

Monthly Board Meeting

May 16, 2016

Attendees:

Condominium Board Members

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

Access Real Estate Services

Rachel Long

The meeting was opened at 6:32pm and closed at 6:58pm.

Treasurer Financial Report – As of April 30, 2016

	29-Feb-16	31-March-16	31-April-16
Reserve Funds	\$668,561	\$668,565	\$680,390
Operating Funds	\$72,297	\$30,469	\$20,153
Aged A/R	\$9,074	\$9,175	\$10,377
Over 90 Days	\$5,152	\$5,830	\$6,807
Total Current Assets	\$749,932	\$708,209	\$710,920

Rita made a treasurer's report. The board decided to make a lump sum transfer from the Reserve account to the Operating account to cover the window replacement costs. Cheryl made a motion to transfer \$60,596.58. Rita seconded. All were in favor.

Rachel reported the French doors in the clubhouse (kitchen area) would cost around \$300 to repair, as they aren't shutting properly. The recent window washing job left a few screens in need of replacement, this is in process. Rachel is also in the process of setting up a roof/spot inspection for each building. It was thought after the last wind storm this would be wise. No new delinquencies to report. Of those in collections currently, one is on the market.

Woodwind is officially done with their work at Darby Estates. Cheryl reported Corion bid on the removal 79 dead plants on the property. Other various projects were prioritized. The planter pots in front of each building were discussed, but no decisions made. Mona suggested hiring somebody privately to maintain the entry way planter pots, but the group agreed to let Corion make some suggestions on what to put in the pots and maintain them. Cheryl reminded us all again to be patient with Corion, as it may take a full year to revamp the entire property. So far the board is very happy with relationship.

In regards to putting hopscotch down on the property permanently somewhere, Cheryl suggested immediately behind the clubhouse patio area. Rachel will try to find somebody in town who might be able to assist with this project and get a bid.

An owner brought up the idea up bike storage again. The board hasn't made any decisions on the matter and encouraged the owner to form a committee to get the project launched. Rachel

Approved

shared that another community she manages successfully turned an existing (un-used) storage area into bike storage.

Next regular meeting: Monday, June 20, 2016 at 6:30 pm.