

# Approved

## Darby Estates Condominium Owners Association

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Community Club House

Monthly Board Meeting

July 18, 2016

**Attendees:**

**Condominium Board Members**

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

**Access Real Estate Services**

Rachel Long

The meeting was opened at 6:00pm and closed at 6:50pm.

**Treasurer Financial Report – As of June, 2016**

	<u>30-Apr-16</u>	<u>31-May-16</u>	<u>30-Jun-16</u>
Reserve Funds	\$680,390	\$680,396	\$680,401
Operating Funds	\$20,153	\$13,896	\$37,538
Aged A/R	\$10,377	\$12,179	\$11,322
Over 90 Days	\$6,807	\$8,659	\$7,920
<b>Total Current Assets</b>	<b>\$710,920</b>	<b>\$706,471</b>	<b>\$729,261</b>

Rita gave the Treasurer's report. The Operating Fund is slowly going up as we repay expenses paid for out of the Reserve Fund. The aged AR report reflects the same owners consistently not making payments.

Rachel reported some power washing was completed around the property. Hopscotch will be painted in the courtyard this week. Two patio door sliders had to be replaced this month.

Rachel addressed delinquencies. One unit has gone into bankruptcy, and Rachel suggested the Board approve a write-off for those uncollectable funds. Moving forward the owner of that unit has agreed (and is) making regular payments. A new collection agency has been contracted for future use, as they specialize in COA matters.

Corion has prepared a bid for entry way plants and the Board has approved. Cheryl wasn't able to attend the meeting but wanted to extend the message all trimming has been completed and irrigation continues to be monitored.

Jeff addressed a homeowner request to install a bocci ball court on the property. Per the Board's discussion, all residents are welcome to play bocci ball on the grass, but don't see the need for permanent area be designated at this time.

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Erin reported a survey will be emailed out to residents in the next week to poll residents on topics such as bike storage, maintenance shop repurposes, and common area usage.

The Board was recently made aware of a \$50 non-refundable fee for renters to use the Clubhouse. Owners and renters are required to make a \$100 refundable deposit, however only renters were required to pay \$50. The Board would like to reverse this rule. Rita made a motion to remove the \$50 non-refundable renters fee, Mona seconded. All were in favor.

A community wide BBQ has been proposed. The HOA will provide hamburgers/hotdogs, everything else will be Potluck style. August 28, 2016. Rachel will send a blast email out with more detail for all residents to join.

Jeff asked the Board to approve the purchase of a new recorder for meetings. Jeff made a motion, Rita seconded. Access Management will order. All were in favor.

An owner made the Board aware of a large wasp's nest near her unit on the ground. Rachel will be in touch with pest control and get it taken care of.

An Executive Meeting was called to order at 7:00pm. Jeff made a motion to approve 7 Board seats for 2017, Erin seconded. The vote was unanimous. The meeting closed at 7:05.

**Next regular meeting: Monday, August 15th, 2016 at 6:30 pm.**