

# DARBY CONDOMINIUM ASSOCIATION MINUTES

January 23, 2017

The Board of Directors met on the fourth Monday, January 23, 2017 in the club house. President Jeff Duncan called the meeting to order at 6:06 P.M. All Board Members were present as was Rachel Long, Access Realty Manager.

Caleb Clapp was called on to give the following financial report provided to him by David Long as of December 31, 2016:

	Oct-31 days	Nov-30 days	Dec-31 days
Operating Funds	\$ 44,915	\$ 36,685	\$ 47,443
Reserve Funds	705,705	705,713	714,019
Unpaid Dues (3mo.)	13,220	17,795	14,068
Unpaid Dues (over 3 Mo.)	10,155	10,255	9,952
Total Current Assets	\$763,840	\$760.193	\$775,530

President Duncan then reported he and Cheryl Grass had met with Jennifer Aase from Corion for a quarterly review of the landscaping. The Board then discussed the items in the 2017 Project List which includes the following:

- (1) Carpet cleaning annually instead of once every two years
- (2) Prepare a quarterly community Newsletter (Rita will publish if board and residents write the articles)
- (3) Update job descriptions for Jim and Aman
- (4) Restripe parking spaces (scheduled for the spring)
- (5) Prices for de-icer for parking lot and sidewalks during winter (\$738.00 vs. \$7,000.00)
- (6) Evaluate the fitness equipment (meet with the rep who does our maintenance presently)

Management reported there is a drainage problem at Building 508-104 and the quote for a French Drain is \$915.00. Also reported there are re-occurring siding problems on our buildings, especially 508. Jeff, Caleb and Thelma agreed to meet with a construction company later this week to access the problem and bring a report back to the full Board at the next meeting.

Motion to adjourn at 6:41 P.M. Next meeting will be February 20, 2017.

Respectfully Submitted

Thelma H. Darling  
Secretary