

DARBY CONDOMINIUM ASSOCIATION MINUTES

March 20, 2017

The Board of Directors met on Monday, March 20, 2017 in the club house. President Jeff Duncan called the meeting to order at 6:04 P.M. All Board Members were present except Erin Carpenter plus Management Rachel Long.

Caleb Clapp was called on to give the following financial information provided to him by David Long:

| | Dec-31 days | Jan-31 days | Feb-28 days |
|--------------------------|-------------|-------------|-------------|
| Operating Funds | \$ 47,443 | \$ 38,089 | \$ 18,153 |
| Reserve Funds | 714,019 | 724,099 | 734,374 |
| Unpaid Dues (3mo.) | 14,068 | 16,477 | 17,761 |
| Unpaid Dues (over 3 Mo.) | 9,952 | 11,169 | 11,289 |
| Total Current Assets | \$775,530 | \$778,665 | \$770,288 |

FITNESS ROOM: President Duncan then called on Caleb to report on his findings for refurbishing the exercise and weight rooms. On the rubber mat flooring we will have to have a licensed inspector for the installation in order for it to be warrant. He is waiting for an estimate on the flooring out of Canada. On the weight machine the weights range from 45 lbs large, 35 medium and 25 small and can max out at 300 lbs. The total cost could be as much as \$150,000.00 out of the Reserve.

NEWSLETTER: We all missed writing articles except Cheryl Grass who just turned her article in to Rita. Thelma has not written her article because she was waiting for a copy of the previous survey. The new deadline is for April 5th.

LANDSCAPING: Cheryl Grass reported that the cherry and birch trees are missing in some areas. Some of the trees will be replaced with a variety that will not become diseased. The pots will be planted with spring flowers and be watered. The question was raised if there would be barriers around the base of the new trees to prevent them from be damaged by animals using them as fire hydrants. The answer is no.

CARPET CLEANING: This has been scheduled as soon as the March 31 deadline for turning on the water for the carwash stations and sprinklers'.

DRAINAGE PROBLEM: This has been completed.

RESTRIPING PARKING: Rachel announced we are going with Huiezenga.

PAINTING IN STORAGE HALLWAYS: Has not been done yet.

LIGHTING FOR DUMPSTER AREAS: Motion Detector lights will be investigated since there is not an electrical source nearby. Also another safety issue of riding bicycles and skateboards on the sidewalks (especially down the hill in front of 500) was brought up with the consensus being people would not obey a sign.

UNFINISHED BUSINESS: Management reported there are several work orders out there but no big projects. Delinquent accounts are handled by Access Realty. Reserve Study needs an annual review.

OWNER INPUT: Complaint that a 2 year old child in Building 512 is causing such a disturbance that it bothers the owner on first floor and the owner next door to the child.

Motion to adjourn at 6:50 P.M. Next meeting will be April 17, 2017.

Respectfully Submitted,

Thelma H. Darling,
Secretary