

APPROVED MAY 1, 2017

DARBY CONDOMINIUM ASSOCIATION MINUTES

April 17, 2017

The Board of Directors met on Monday, April 17, 2017 in the club house. President Jeff Duncan called the meeting to order at 6:03 P.M. All Board Members were present except Erin Carpenter delayed in an airport. Alex Casey was present representing Management.

Caleb Clapp was called on to give the following financial information provided to him by David Long as of March 31, 2017:

	Jan-31 days	Feb-28 days	Mar -31 days	March Adjusted
Operating Funds	\$ 38,089	\$ 18,153	8,236	\$ 26,261
Reserve Funds	724,099	734,374	734,382	716,357
Unpaid Dues (3mo.)	16,477	17,761	21,696	21,696
Unpaid Dues (over 3)	11,169	11,289	12,662	12,662
Total Current Assets	\$778,665	\$770,288	\$764,314	\$764,314

Caleb will investigate the differences and report back.

Alex Casey was called upon to give the Management Report. The slate and carpet cleaning has been completed and Hy-Tech Roofing will be out here next week. Owners reported seeing them on the roofs here today. The delinquencies pertain to (17) seventeen units. One has a payment plan that should be paid in full by July.

Unfinished Business:

FITNESS ROOM: Caleb reported on the fitness rooms. The Board voted to go with paying in full, \$61,244.84 which includes a five year maintenance contract, from the Reserve Money that has been set aside to replace the 10-year old equipment. The work is to begin Tuesday, April 25, with removal of old obsolete equipment, Wednesday the cardio room, and beginning Thursday on the strength room and finishing on Friday, April 28. We will have options as to what direction we take in the future.

NEWSLETTER: Our first edition of the newsletter is out and was distributed to those present and will be put in the flyer boxes. Thanks to Rita for a good job. Our next edition will be July. Start thinking and writing new articles now!

LANDSCAPING: Cheryl reported Corion has started mowing grass. Our contact person, Jennifer has quit Corion and has not been replaced at this time.

RESTRIPING PARKING LOT: This will be done in July or August.

LIGHTING FOR DUMPSTER AREAS: One has been installed on the south side. We are working on an estimate to do the others.

ROOF: Tabled.

SIDING REPAIRS: Caleb reported he saw where a check had been written for \$10,000.00 for the siding repair on 508 south side. We have not received a detailed report of what they found and an estimate for any damages on the other buildings.

NEW BUSINESS:

Satellite Dishes damaging our roofs: Those companies need to come back and secure them in a manner that does no damage.

Maintenance Building: There was an incident Jim Miller caught someone in the maintenance building one night along with a buyer. He is selling our equipment on the internet. It appears to be the employee of one of our vendors. We now know that all vendors are given the combination to the key box. Also, we now know that key also opens our office, the electrical rooms, the fire suppression rooms, storage and everything else. Thelma made a motion, seconded by Cheryl Kochevar, that all those locks be changed immediately. Motion passed.

Painting-touch up: Access is working on it.

Window Washing: Started today, April 17 in Building 508 and will finish with Building 500 the first week of May.

Thelma asked when and where the minutes are supposed to be printed. She was told they go to Access and come back for Jim Miller to make copies and distribute. They went to Rita on April 4th and were put on the website. Thelma made the motion, seconded by Cheryl Kochevar, that when the Board votes to approve the minutes, Thelma will send them directly to Jim for copying and distribution. Motion passed.

We discussed the meeting time because for some Board Members who work it is hard for them to get here by 6 P.M. Thelma made the motion, seconded by Cheryl Kochevar and Cheryl Grass that we meet at 6:30 P.M. in the future. Motion passed.

OWNER INPUT: (1) Complaints from the 508 and 516 areas appears to be renters with drug problems. (2) Payments in the drop box in the clubhouse are not being picked up and late charges are being issued. (3) Requests for fellowship meetings for the owners.

Motion was made, seconded, and passed to adjourn at 7:06 P.M. Next meeting will be May 15, 2017 at 6:30 P.M..

Respectfully Submitted,

Thelma H. Darling, Secretary