

# APPROVED

## DARBY CONDOMINIUM ASSOCIATION MINUTES

May 15, 2017

The Board of Directors met on Monday, May 15, 2017 in the club house. Vice President Cheryl Grass called the meeting to order at 6:37 P.M. Other Board Members present were Caleb Clapp, Thelma Darling, Mona Hanson and Cheryl Kochevar. Erin Christopher was an excused absent due to a family medical emergency. Rachel Long was present representing Management.

Vice President Cheryl Grass announced that Jeff had resigned and explained that we had a tie of six people so we decided not to announce the new board member until Erin is back. There were five Board members present plus the president had sent an email with her vote, which is not in accordance with Robert's Rules of Law.

Caleb Clapp was called on to give the following financial information provided to him by David Long as of April 30, 2017. Caleb made correction as follows:

	Feb-28 days	Mar -31 days	April – 30 days days(Adjusted)
Operating Funds	\$18,153	\$ 8,236	\$ 23,633
Reserve Funds	734,374	734,382	673,145
Unpaid Dues (3mo.)	17,761	21,696	19,992
Unpaid Dues (over 3)	11,289	12,662	12,832
Total Current Assets	\$770,288	\$764,314	\$657,845

Caleb has changed procedures for the Reserve Accounts and will be writing checks to pay for Reserve Study invoices in the future.

Cheryl G. explained that we want to have new board meeting procedures. Owner input will be limited to 2 minutes and we'll be asking for a solution to accompany all comments/concerns. Distribution of DECOA 3<sup>rd</sup> Monday minutes was resolved by a motion and is now in place.

Management Report from Access:

There are outstanding work orders for water backing up in units and window replacements. The restriping of parking spaces will take place in July or August.

The re-siding project has been completed on the southwest side of 508 Building at a cost of \$10,000.00.

The Board met with a contractor prior to this meeting and agreed that we should replace the soffits on the buildings first, probably in September. (The soffit is the white areas near the roofs that are installed improperly and let the wind in and thus lets the wind go down through the siding and jerks the nails out of the siding.) Second we would do the parts of our buildings with the worst damage and then move on to others of our buildings. We expect this to be a three year project and a six figure cost. We are asking for three bids. The anticipated lifespan of our roofs are twenty years from this date. The other motion lights for the dumpster areas will be done soon. Access will contact Tom Darling to show a painter where the painting on the floors of the storage buildings should be.

#### Unfinished Business:

Cheryl Grass gave us a landscaping update. New trees have been set out in some places. Other places have been determined not to be replaced. Some stumps are still to be ground up. She has relayed to Corion that we are not happy about our flower beds. Corion has checked the sprinkler system. If we notice anything unusual we are to report it.

#### Summary and Discussion of Fitness Center Upgrade:

Caleb reported that we spent \$32,538.00 on cardio equipment, \$13,066.00 on weight equipment, \$4,439.00 for shipping plus three people/three days set up, and \$6,300.00 for a five year maintenance contract, for a total of \$56,343.00 plus \$4,901.84 taxes for a total of \$61,244.84. Fitness Gear will be out here to check our equipment every month. The equipment removed, if sold will also net us some proceeds. Tentatively Zack will be out here on May 24 at 5:30 p.m. to do a tutorial on using the equipment if anyone is interested. We will have some new signage put up, the TV moved and possibly purchase another one, the wall will be painted that was damaged by the previous weights, and carpet/floor repair within the next five years. We apologize for not communicating as well as some wanted but in the future we will do a better job as possible. Jeff's resignation had nothing to do with this project and there are copies of his letter that he sent out if anyone has questions.

Community Comments:

There were great comments from owners who really like the new equipment and understand the need for the upgrade. For a solution to solve one comment, a mirror will be mounted on the wall so those using the equipment in the cardiovascular room can be alert as to who is entering the room when their backs are toward the door. This was a great example of a comment with a solution!!!

Another comment from the floor was concerning the settling of Building 512. This is normal for all construction and at this time there is nothing that can be done, if ever.

In another comment from the floor an obscene statement was made out loud, heard by many, and caught on tape. The Board of Director's will not tolerate this behavior in our meetings.

Adjourned at 7:24 p.m.

**NEXT MEETING: JUNE 19, 2017 AT 6:30 p.m.**

Respectfully Submitted,

Thelma H. Darling,  
Secretary

