

APPROVED

DARBY CONDOMINIUM ASSOCIATION MINUTES

JUNE 19, 2017

The Board of Directors met on Monday, June 19, 2017 in the club house. President Erin Christopher called the meeting to order at 6:31 P.M. Other Board Members present were Cheryl Grass, Caleb Clapp, Thelma Darling, Mona Hanson, Cheryl Kochevar and Kat Carroll.

Management was represented by Rachel Long.

Cheryl Kochevar read the newly voted policy for conducting our open meetings as follows: **“To ensure universal treatment of all attendees all rules will be enforced equally in keeping with appropriate time allotment and appropriate manners. If not adhered to, the offending person will be ask to leave.”**

Agenda was amended by Caleb to add the May financial figures which the secretary did not have available, and the agenda was approved as amended.

Roll call showed all Board members present.

President Erin welcomed the owners and shared information that we have brought in a microphone to be used during the owner input segment.

Caleb Clapp was called on to give financial information provided to him by David Long as of May 31, 2017.

	March 31 days	April 30 days	May 31 days
Operating Funds	\$ 8,236	\$ 23,336	\$ 5,158
Reserve Funds	734,382	673,145	657,844
Unpaid Dues (3mo.)	21,696	19,992	22,855
Unpaid Dues (over 3)	12,662	12,832	15,620
Total Current Assets	\$764,314	\$ 657,845	\$685,857

Caleb shared that there are two different methods for handling finances which are actual cash basis and the accrual basis which David Long uses. Caleb will work on making our reporting more compatible and understandable.

Management Report from Access:

There are outstanding work orders for water backing up in 516 units and window replacements are ongoing. If anyone sees wasp nests please call Access office. The lights have been installed in the dumpster areas and the wall in the 512 dumpster area has been repaired. Delinquency report is very low and they are on repayment plans except for one new name on the list that had never been on the delinquency list before.

We don't have dates but Rachel will furnish Rita a colored coded map for the proposed restriping of parking spaces that will take place in July or August and will arrange for towing for violators. Detention ponds are under an ongoing contract to be cleaned. This took place on a Sunday and the following day it was found that something/someone had damaged the concrete wall at the walk way across the bridge. The top two blocks had been knocked loose as well as the blocks in row number two which the end block had a big chunk of cement missing that could not be found. A picture was taken of this damage three weeks ago and emailed to Access, although Rachel stated she knew nothing about it until this meeting.

The Board has not been notified which vendors' employee was involved in the Darby maintenance building theft. We were given a 6 week timeline for the police report to come back and it has now been 3 months. Also the owner confidential files that were exposed have not been moved to the Clubhouse as requested by the Board. There are new thefts going on here with our storage units. It was suggested that all storage unit owners be notified by management about the thefts. Rachel stated she could not do that because she does not know which owners have storage units. All storage unit owners are billed by Access for their storage fees added on their association dues invoice. Thelma asked that the maintenance person hired by Access move those confidential files to the clubhouse where they will be safe as soon as possible.

Unfinished Business:

Fitness room report by Caleb: He shared we are studying to see if any changes can be made to the current arrangement of equipment. Zack was here last week to explain how to operate the equipment. It was very successful and he may conduct it again in the fall. The TV's will be moved, signs and mirrors will be installed.

Erin asked we disregard discussion on the next item concerning the newsletter and 3rd Monday open meeting visuals until a later date.

Landscaping: Cheryl G reported from Corion that there are 50 dead plants they will remove, some arborvitae are blocking an owner's view and will be removed, the flower pots are looking better, they still have some stumps to grind and some places to plant grass.

New Business:

Property Cameras for surveillance: We have not finished our research and will share it with the owners as soon as completed.

Darby Current Contracts:

Access has been asked to send all Darby Estate Condo Association contracts to the Board. The Board of Directors begins evaluating all of these the first of the month in preparation for the 2018 budget.

Owner Input:

(Caleb set up the microphone and gave instructions).

- 1) Owner has had his storage unit broken into and \$20,000+ of his possessions and his wife antique bike stole. He suggested putting dead-bolt locks on the storage units.

It was also suggested to install doors on each end of the walk ways into the storage area with access only for owners of the units.

- 2) Persons not living here have been seen in our dumpsters going through every piece of paper as well as anything in the dumpster.
- 3) Are the smoke alarms nearing the end of their useful life (10 years)?
- 4) There is a need for an additional bookcase in the clubhouse.
- 5) There needs to be a new Pet Resolution.
- 6) A large tree is blocking someone's view of the storage units.
- 7) Suggestion to lock the 2nd gate and all traffic go and come by the main entrance.
- 8) Question was asked if the outside lights are on a timer since they are coming on when it is still daylight outside.
- 9) Our reoccurring problem of people not adhering to owners reserved parking spaces

This concluded our meeting and we adjourned at 7:40 p.m.

NEXT MEETING: JULY 17, 2017 AT 6:30 p.m.

Respectfully Submitted,

Thelma H. Darling

Thelma H. Darling,
Secretary