

APPROVED

DARBY ESTATES CONDOMINIUM ASSOCIATION MINUTES
AUGUST 21, 2017

The Board of Directors met on Monday, August 21, 2017 in the club house. President Erin Christopher called the meeting to order at 6:32 P.M. Secretary moved, seconded by Caleb Clapp, that the agenda be accepted. Motion carried. Secretary then called the roll and all Board Members were present. Management was not present.

President Erin welcomed the owners and called on Caleb Clapp to give us our financial report with information provided to him by David Long as of July 31, 2017.

	31-May-2017	30-June-2017	31-July-2017
Operating Funds	\$ 5,158.00	\$ 21,607.00	\$ 24,597.00
Reserve Funds	\$ 657,844.00	\$ 667,924.00	\$ 678,004.00
Unpaid Dues (3mo.)	\$ 22,855.00	\$ 17,171.00	\$ 15,603.00
Unpaid Dues (over 3)	\$ 15,620.00	\$ 11,464.00	\$ 12,329.00
Total Current Assets	\$ 685,857.00	\$ 706,702.00	\$ 718,204.00

Caleb stated our financial figures are better this month. The unpaid over three months are up a little but not to be considered dangerous. We have a draft budget for 2018 we are looking at and there will be a financial audit done in the near future.

No Management Report:

Unfinished Business:

The parking lot has been restriped. Darby's stencil for painting "RESERVE" on the concrete in the covered parking was borrowed by Access and not returned. We are in the process of having one made so we can finish up the project.

Cheryl Grass reported that Corion has been checking on our irrigation system.

Kat had met with Key West about the price and installation for new theft proof deadbolts. Installation would be extra. The new policy, which will also be written in the revised Rules and Regulations, is the locks are to be stainless steel, 6" below the current hasp, at the owner's expense and they can use any locksmith they choose.

Thelma reported she and Cheryl K will get back to working on the rewrite of our Rules and Regulations as soon as everything with the new management company is settled. Cheryl K added that we are not rewriting just clarifying, trying to remove any confusion.

Kat reported that the first Block Watch meeting had gone well with a number of knowledgeable people from the neighborhoods around us who have established their own Block Watches and the Bellingham Police Community Representative. She will have information at the Saturday BBQ as well.

Erin announced that the garage sale and BBQ is scheduled for this Saturday morning and afternoon. An email has been sent to all owners reminding them of the 9-12 A.M. garage sale and the BBQ from 1:30 to 3:00 P.M. and items being furnished and items for others to bring.

New Business:

Erin announced that our new management company will be Windermere Property Management Company beginning September 1, 2017. Cheryl K explained the process the Board members went through to select the new company. We went over every paragraph of the Access Contract and came up with a list of items we questioned and then discussed them with the three we interviewed. All Board Members were present or on speaker phone to participate in these discussions. We have put in many hours on our decision.

Erin then shared with the owners they would be receiving a mail out from Windermere with the start date and instructions.

Owner Input:

- 1) It was reported that a car from Building 512 was broken into during the day. It is thought the person was on a white bicycle. Police were notified but the Board members were not.
- 2) There was a question concerning the cleaning of the ponds. We have a contract that shows four times a year. There is supposed to be some plant life.
- 3) There was a flower pot broken and now missing in front of 512 Building. The Board will check to see if there is one in the maintenance building.

This concluded our business and we adjourned at 7:07 P.M.

NEXT OPEN MEETING: SEPTEMBER 18, 2017 AT 6:00 P.M.

Respectfully Submitted,
Thelma H. Darling

Thelma H. Darling
Secretary