

APPROVED

DARBY ESTATES CONDOMINIUM ASSOCIATION OPEN MINUTES OCTOBER 16, 2017

The Board of Directors met on Monday, October 16, 2017 in the club house. President Erin Christopher called the meeting to order at 6:06 P.M. and welcomed the owners and Teresa Bosteter our new manager from Windermere Property Management Company. Secretary called the roll and all Directors were present.

Secretary moved to accept the agenda, seconded by Cheryl G. Motion passed.

President Erin called on Caleb Clapp to give us our financial report. Caleb reported as of September 30 the operating account is at \$51,985.00 up from \$35,520.00. The Reserve Account is \$698,063.03 up from \$688,083.00. Unpaid dues 90 days or less are at \$15,381.00 down from \$15,646.00. We are looking at a draft budget, a financial audit and reserve study in the near future.

Windermere Management:

Teresa provided Board Members copies of the draft budget tonight for their vote. A copy will be emailed to all owners in the morning.

Unfinished Business:

Draft Budget – Caleb announced the Board will hold a Question and Answer meeting on the draft budget Monday October 23 at 6:00 P.M. He encouraged owners to look at their email copies and come to the meeting with any concise questions they would like to ask.

The President announced there are one or two work orders left over from Access that were not completed. The concrete wall is one of them.

Thief & Keys – No follow up is available and we need to address the issue of a completely different key for the vendors that is not a master.

Cheryl Grass reported that Corion will be removing the summer plants in our pots and planting fall plants.

Kat reported that the Block Watch program is moving along and our neighboring communities are participating. The Bellingham Police recently conducted a very informative power point program entitled “Active Shooter Preparedness” on how to defend yourself at home or out in public.

Kat also reported on the lighting evaluation that Evergreen Lighting has conducted on our property and has given us a bid. There are two components to their bid, one is \$21,000.00 for interior and \$22,000.00 for exterior retrofitting of our current system. They are sure for \$43,000 plus tax, if we do the entire job, we can recoup the cost in 2 ½ years from the savings in our electrical bills.

We will get back to completing the rewrite committee of our Rules and Regulations and have copies ready for everyone the beginning of 2018 for maximum enforcement. The budget and the Annual Meeting take precedence at this time.

New Business:

Teresa reported that we have bids for the Reserve Study which is scheduled to begin tomorrow with Rick Bunzel from Pacific Crest Reserves for a 30 year study. Also, our Fire Inspection is scheduled for October 30 and 31st. At the same time a member of Ebright Wight is to go with Guardian Security and use a “moisture monitor” device to check all our water pipes for leaks and drop a “dye” tablet in the toilet tanks to check for additional leaks. (The Board voted for this addition to try preventing expensive unit water damage. The notices went on all our entrance and unit doors tonight Oct 16. an there will be an additional notice on the doors 48 hours prior.)

Caleb reported he has bids out for our audit.

A Comcast evaluation of our cable equipment is scheduled for tomorrow at 3 P.M. As your Board of Directors we are evaluating all contracts with our new Management.

Owner Input:

- 1) Question? Why are the financials not in the minutes? (Caleb answered that financial information will be changing to show the monthly budget amount, monthly amount spent, and how much budget remains for the year.)
- 2) Question? When is the fire inspection? (October 30 & 31 and the notices will go up on each door tonight.)
- 3) Comment! (An owner who had asked about her damaged screen last month thanked Windermere for getting it repaired so quickly.)
- 4) Question? An owner, in response to Kat’s Block Watch report and is a volunteer with the Bellingham Police Department, asked the Board to schedule a similar meeting here in Darby for our owners and residents. (Thelma made the motion that this security meeting be scheduled as soon as possible. Tom Martin seconded the motion and it passed.)

- 5) Question? Why do the minutes not report the names of the persons asking questions? (The Board chooses to protect those individuals' privacy in case what is said could offend other owners or Board Members).
Comment! It was agreed by the Board Members that if an owner wants his or her name printed then they must write "yes" in the margin by their name on the sign-in-sheet).
Comment! The information sheet that was then handed to the Board Members by an owner was not relevant because it pertains to Home Owner Associations not Condominium Owner Associations. The items we discuss as BOD are the items you see on the agenda at the Open Meeting.
- 6) Question? An owner questioned Evergreen Lighting as to the change being to "cold" or "warm"? (It seems this change was made in Fairhaven community to cold and people are not happy with it. This will be investigated.)
- 7) Question? There was a question about Comcast and Century Link? (The answer is a customer can choose their own carrier.)
- 8) Question? Why is our vendor cutting cattails from the pond early on a Sunday morning and leaving them piled on the bank? (BOD will look into it.)
- 9) Question? What can be done since an owner has observed someone from a *balcony above throw a garbage bag into the pond?* (Maybe keeping an eye on the ponds could be a project for a Garden Committee in the spring.)
- 10) Question? Why is the door to the kitchen not locked if not in use? (People do sit at those tables to meet, read and study but do not have to reserve the entire clubhouse.)
- 11) Question? Are we going to have bike racks? (Still a work in progress.)
- 12) Question? What can be done about dish reception? (The renter should address this issue with the owner of that unit.)

This concluded our business. Thelma made the motion to adjourn at 6:53 P.M. It was seconded and the motion passed.

ANNUAL GENERAL MEETING: NOVEMBER 20, 2017 AT 6:00 P.M.

Respectfully Submitted,

Thelma H. Darling
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Secretary