

## DARBY ESTATES CONDOMINIUM OWNERS ASSOCIATION

### ANNUAL GENERAL MEETING OF OWNERS NOVEMBER 20, 2017

The meeting was called to order at 6:05 P.M. by Erin Christopher, President. It was established we were 15 short for a quorum. Roll call by Thelma found the following Directors present: Erin Christopher President, Cheryl Grass Vice President, Thelma Darling Secretary, Cheryl Kochevar and Kathleen Carroll Members at Large. Caleb Clapp Treasurer and Tom Martin Member at Large were excused absents.

Windermere Manager, Teresa Bosteter, provided Proof of Notice for this AGM. Thelma made the motion to approve the agenda, seconded by Cheryl Grass and motion passed. Cheryl Kochevar read Caleb's detailed Treasurer's letter to the owners.

Our Guest Speaker, Rollo Van Slyke our new agent with Farmers Insurance, was introduced by Erin. Rollo gave us details concerning our new insurance policies that cover the needs of our \$44, 000,000.00 Association. We were under insured with our previous company.

Kat made the motion, Thelma seconded, and passed to approve the 2016 AGM Minutes as amended on spelling of a name. The Nominee running for the Board of Directors 3-year term, Kat Carroll was introduced and there were no write in candidates. The question was asked why five board members vs. seven and Teresa explained that the legal paper work was never done last year to increase the number to seven members.

Erin gave the President's report which included the extensive Project List that the Board has put together and there are copies available for you owners tonight.

Thelma reviewed the Budget Report in great detail line item by item for each category of expenses that the Association incurs each year. We based it on our Project List and our recently completed Reserve Study. Thelma shared the items that the Reserve Specialist had stressed as urgent: replacement of hot water heaters to also include drip pans, steel belted washer machine hoses and adding the Association Toyota pickup truck which was not included in the previous Reserve Study. Also, the Specialist had written a cover letter that stated that Darby Reserve Fund is now at 73% funded as compared to what the previous study had showed us as only 47%. Also we should not run low on funds in our account until 2046. We are not increasing your dues for 2018 so that this urgent hot water heater problem can be taken care of.

We dispensed with appointing two counters and one judge to count ballots because we did not have a quorum and only one candidate running. Instead we had a voice vote and announced that Kathleen Carroll was elected.

It was announced to please come to the clubhouse at 10 A.M. November 25 to help decorate for Christmas.

Motion was made, seconded and passed to adjourn at 7:00 P.m.

Respectfully Submitted,

Thelma H. Darling, DECOA Secretary