

DARBY ESTATES CONDOMINIUM ASSOCIATION OPEN MEETING JANUARY 15TH, 2018

President Caleb Clapp called the meeting to order at 6:33 p.m.

Opening statement thanking Rita for all of her time and years of service to the Darby HOA

Caleb announced our new format, changing to quarterly meeting format, floor will be closed to comment at future meetings. Owners may submit topics for discussion prior to meetings (asking for one week prior) by email. For this evening, we will still be calling upon the floor from our sign in sheet.

Water Heaters:

We shall be compiling prices for hot water heater replacement to make available to all owners by the end of the month. Owners may choose our provided option or their own. All original hot water heaters to be replaced by the 2018 AGM with heaters compliant with current City of Bellingham guidelines and inspections.

Caleb announced his appointment of Thelma Darling to be the contact person with Windermere Property Management.

New Board email address shared: board.decoa@gmail.com

Emails to property managers should continue to be sent to Windermere.

Website migration is in progress and should be visible later this month.

January newsletter is out and being distributed.

Thelma presented the financial report.

Windermere Property Management report discussed. Have reported that in the future they will be more streamlined and not contain personal information so that numbers in all columns may be shared with owners. Such as but not limited to: work orders, calls, contacts, compliance issues, title company contacts. Meeting minutes will include these totals in the future.

Question from the floor inquired as to having box in office where non technology using people may communicate. Board shall look into and discuss this option.

Committees:

Initially we will be starting 6 committees here at Darby.

Lighting: Retrofit for interior common areas

Newsletter: Quarterly

Landscaping: Looking at new contractors, evaluating needs and services

Safety: Blockwatch

Events: Social, special interest, yard sale, bbq, etc...

Maintenance Building: cleanout and future repurpose

Please contact the board by email if you are interested in serving on any of the above committees.

New Business:

Janitorial Contract:

Caleb moves to accept WOF (Warriors of Faith) contract for an initial deep cleaning with weekly upkeep. Thelma 2nd. Motion passes 4-1.

Next meeting will be April 16th 6:30.

Owner Input:

Water damage. Owner thanked Windermere for their excellent response. Is a snowbird and wanted to know proper procedure if gone for months at a time. Teresa responded it would be a great idea to let Windermere know in advance if leaving.

Water heaters. Most questions had already been answered.

Changes to Units. Would like clarification on article in current newsletter. Upcoming Rules & Regulations revisions should help with that.

Pot for 512 Entrance. Owner would like missing one replaced. Thelma believes we may be able to do that with one that is in maintenance building.

Drainage issue. 516 sidewalk flooded. Thelma showed to contractor on tour. Landscaping committee to take up.

Question from the floor was addressed in regards to providing copies of our contracts to owners. Caleb responded will be provided by request only.

Meeting was adjourned at 7:21 p.m.