

## 2019-01-14 DECOA Open Meeting Minutes

Present

President Thelma Darling  
Vice President Andre Avonstondt (Absent)  
Treasurer Rebecca McLean  
Secretary Kat Carroll  
Member at Large Tony Whitchurch

Called to order at 6:03PM

President's Welcome included information about the recent successful Town Hall, requests for community participation, and the Board's intent to initiate community activities as interest indicates.

President then opened the floor to owner input:

Owner requests budget information be simplified and include expenditures and income monthly. Additionally, still an issue with the paper recycling dumpster being too tall and constantly full. Jim Miller responded with SSC bin sizes and pick-up frequency restrictions.

Owner expressed concerns about the water heater replacement issue and intended fines policy. He had trouble connecting with Gary's Plumbing and was advised he may use any vendor to replace the water heater in his unit.

Owner had concerns about the high cost of water/sewer service at Darby and wanted to know if there are alternatives. The Board is investigating re-activating individual water meters and moving that cost directly to unit owners. Discussion of past meter usage and difficulties in collecting by the Association.

### Financial Report

Rebecca outlined the current state of Darby finances, December 2018 and 2018 year-end final amounts were not yet available.

### Management Report

Teresa spoke about the increase in owner occupied units due to sales in the past year and summarized the owner contact and maintenance activities. She also advised owners to expect notifications from Windermere about the leaks noted in the moisture testing and inspections last fall and that WPM is offering reduced charges for these minor repairs. Eleven welcome letters

have gone out to new owners since the last meeting and there are a further 19 units in escrow. March 11 at 4PM will be the next Darby inspection by WPM.

#### Committees:

*Grounds*-Patty spoke about the range of the committee's activities & responsibilities and asked for continuing support from volunteers. Meetings will resume in Spring.

*Lighting*-has been dissolved because retrofit is complete.

*Block Watch/Safety*-Kat explained Block Watch participation is solely information sharing and offered to add anyone interested to the email list.

*Events*-Patty talked about community involvement and the Town Hall along with other possible events that can bring people together as neighbors.

*Maintenance Building Repurpose*-Tom spoke about work yet to be done to make the space usable, including painting. Suggestions for intended use include using it for meetings or setting up a ping-pong table.

*Newsletter*-Thelma put out a request for writers to contribute to the next newsletter.

*Review and Rewrite of Darby Governing Documents*-to bring them in line with Darby's specific challenges as opposed to the one-size-fits-all approach originally taken and bring into compliance with WUCIOA

#### Unfinished Business

Sidewalk repairs-bids are coming in to complete repairs started last year.

Decks repairs are scheduled for later this year.

Interior painting will be done on one building per year.

Carpets will be cleaned this spring.

Review of procedures during ice & snow events (Courtyard will not be maintained)

South pond will be drained and reseeded this summer.

Window replacements will happen this summer.

Gutters will be repaired this year.

## New Business

*Cameras*-The Board is requesting and reviewing bids for security cameras, particularly for the Fitness Center and Clubhouse.

*Rental Cap*-The Board is pursuing getting a rental cap in place to protect Darby's FHA certificate and all owners' investment in Darby property. All current owners will be grandfathered in so as to allow them to rent if/when they choose.

*FHA*-Darby's FHA certificate expires in March; The Board will pursue keeping FHA in place.

*Secured doors with crash bars*-Thelma explained crash bar doors for the residential building entrances and the possibility of cameras to determine when and who is causing damage to the Fitness Center equipment. Owner commented on the inconvenience of having entry doors secured when deliveries are expected.

Kat moved to adjourn, Rebecca seconded.

Adjourned at 7PM