

## 2019-04-15 DECOA Open Meeting Minutes

Called to Order at 6:05PM

### Roll Call

President Thelma Darling

Vice President Patty Clifton (Interim appointment after resignation of Andre Avonstondt)

Treasurer Rebecca McLean

Secretary Kat Carroll

Member at Large Tony Whitchurch

Guest Teresa Bosteter, Windermere Property Management

Approval of January 14, 2019, DECOA Open Meeting Minutes. Rebecca moved to approve, Kat seconded. Passed unanimously.

### Financial Report

Rebecca reports that budget is on track; analysis of electricity usage and costs shows up to 50% reduction in power expenses since LED upgrade.

### Management Report

Teresa reports collections are being pursued with some success; FHA loan approval status has been approved through March 5, 2021; maintenance work upcoming includes roof anti-moss treatment, gutter debris removal, and exterior window cleaning by Margaret's June 17-21; deck deficiency repairs by CIMA beginning April 22; and Swan's Carpet Cleaning on April 29. Fourteen units have closed sales first quarter of 2019.

### Old Business

- Fire panel in 500 building has been replaced, inspected, and signed off by city fire inspector.
- Stremmler has completed replacement of sidewalk panels.
- Maintenance building has been finished, painted, and had window coverings installed.
- Wind damaged plants in the pots are being replaced and windburnt rhodies will recover.
- 516 interior has been painted.
- Drainage issues west of 516 have been repaired.

### New Business

-Cameras for dumpsters, gym, Clubhouse, and possibly maintenance building are under investigation for feasibility and cost

- Garage sale had rain and good foot traffic though not many vendors
- Bingo Party (May 4) and Town Hall for 512 & 516 (April 27)

### Floor input

Questions about rental cap; discussion of methodology of determining percentage of owner-occupied versus rental; concern voiced about vehicles that live at Darby but do not have parking stickers.

Owner; July meeting location clarification; request Executive Session hearing; question about dues increase; repeat request to move the tv in the cardio room; suggestion for on-demand carpet cleaning when stains are noticed.

Owner; car stickers; frustration at lack of action on the carpet stain in 508 and if the stain cannot be removed, what is the plan to rectify the appearance of the building.

Owner; rental cap concerns for investors.

Owner; regarding gym heat/AC, windows open, and security perhaps french doors could be replaced with crash bar doors; reposition of cardio equipment; question about fines from SSC for improper recycling materials; locks and security for the trash areas; question about grandfathering of current owners. Offered to assist in creating recycling/trash guidelines for display in the trash areas.

Owner; clarified wait list rental cap procedures. More discussion about rental cap objectives.

Question from the floor about necessity of removing labels on recycling items.

Kat moved to adjourn, Rebecca seconded. Adjourned at 7:18PM