

## 2019-07-15 DECOA Open Meeting Minutes

Called to Order at 6:05PM

### Roll Call

President Thelma Darling  
Vice President Patty Clifton  
Treasurer Rebecca McLean  
Secretary Kat Carroll  
Member at Large Tony Whitchurch

Guest: Teresa Bosteter, Windermere Property Management (also Marcy McKay and Kate were present to assist owners in setting up the new portal after the meeting)

### Tasks completed 2nd quarter of 2019:

- Balconies have had minor repairs completed
- Website has been updated
- Clubhouse HVAC has been evaluated
- Gutters on residential buildings have been repaired
- Security screen door has been approved for 1st floor residents
- 2018 audit has been completed & signed off
- Exterior windows have been washed
- Railings have been painted
- Pavers laid in the dog park
- Rocks for planters (soil blew away in windstorms)
- Marcy & Kate on hand to help owners sign up to new payment portal, other payment methods always available (check, etc)

April 15, 2019, Open Meeting Minutes were approved by the Board; Minutes to be posted to website.

### Financial Report

Rebecca reports budget on track and the Association is seeing nearly \$1000/month in electricity savings due to LED upgrade in 2018.

### Management Report

Teresa reports collections of delinquent accounts are progressing; WPM received 5 pages of maintenance requests for 2nd quarter; brief outline of owner communication & compliance issues; past & pending sales. Welcome letters went out to 8 new owners at Darby.

## Committees

*Grounds:* Patty explained budget limitations when addressing the embankment along Darby, proposal from Garden Spot is incoming; need to relocate real estate sales signage

*Block Watch/Safety:* Kat reports new additions to the Block Watch list and invited everyone to join

*Events:* Patty reports upcoming activities including BBQ Aug 17, other events are detailed in the newsletters

*Maintenance Building:* Tom reports interior work in progress, garage sale Sept 7

*Quarterly Newsletter:* Rita was thanked for a well-laid-out and informative publication, residents are invited to contribute content (with Board approval), articles due Oct 1st

## Old Business

- Entry door failures; Lyndale will be on site to inspect this week. work to be completed in September
- Clubhouse HVAC & door security issues being addressed
- Numerous siding & soffit repairs need attention
- Roof hatches need refinishing
- Rear door to 506 needs to be painted
- Dog waste receptacle in dog park needs to be mounted on a pole
- Gutters/downspouts for storage buildings are inadequate and need improvement
- Anti-slip paint to be applied to storage buildings hall floors

## New Business

- Per audit advice, the Board will be meeting annually with our insurance agent to evaluate coverage
- Reserve Study is coming up
- 2020 Budget is coming up
- South pond will be drained and reseeded beginning September 15 (weather permitting)
- Backflow testing of fire suppression system by Guardian Security July 17
- Dryer vent cleaning to be scheduled
- Attic fans in residential buildings operate best with exterior doors closed, also keeps out wildlife & bugs
- Rental Cap amendment vote: 84 Yes, 21 No (23 No's defeats the amendment)

Floor Input:

Owner: Concern about the locked gate at the SE corner of the 500 building (emergency evacuation, who should have keys); concern about the metal grate at the 500 trash enclosure that becomes dangerously slippery in wet weather

Owner: Concern about courtesy letter generated by neighbor complaint about pet waste removal/smell (urine)

Owner: Advocate & volunteer for table tennis in 506

Owner: Concern about possible CCR violations in subletting; questions about rules regarding owner responsibility & Board authority for plumbing issues (water heater replacement); concern about potential costs of individual water metering

Next Open Meeting: Monday October 28, 2019

Adjourned at 7:01PM