

**Dorsey Village Condominium Association**  
**Board of Directors Meeting Minutes**  
**February 6, 2017**

**Present:** Gary Ruskowski, President; Gino Leone, Treasurer; Heather Kelley, Secretary; Donna Risley; Beautification  
Guests: Patricia Kelly, resident; Shawn Croutcher, resident

Meeting was called to order by Gary Ruskowski at 6:00 at El Toro

**Approval of Minutes:** Gary Ruskowski made the motion to approve the meeting minutes from December which were submitted by John Whitfield, former Secretary. Heather Kelley seconded the approval, motion passed unanimously

**Financials:** Gino Leone reported the following:

- The reserve fund continues to be solid
- Utilities are up approximately 5-6% from this time last year
- Bank fees are higher due to residents paying with ACH & online
- Insurance is over budget; getting quotes for insurance as the policy renews 4/17
- HOA fee delinquencies less than 1%
- Our primary bank is being moved from PNC to First Capital to reduce costs and obtain interest on our higher balanced account. This transition will take place over the next few months.

**Upcoming Projects:**

- We received 2 bids for installing surveillance cameras throughout the neighborhood. One bid from Banks Electronics and the second from High Power Solutions. It was agreed upon to pursue the bid from Banks Electronics which consists of 13 cameras strategically placed to cover all streets and entrances. The bids do not include electricity which we will be receiving bids on that soon as well as contacting LG&E about electricity on the light posts
- Patio and porch concrete repairs will be completed this Spring/Summer
- Replacing grass with cobble stones in the small grassy areas throughout the neighborhood
- Meeting with Joe from the landscape company the 3<sup>rd</sup> week of May to address any issues of concern

**Recurring Issues:**

- Garbage corrals continue to have garbage and debris tossed on the ground rather than in the proper receptacles
- Illegal and prolonged parking continues to be an issue. The by-law states a vehicle is not to park more than 48 hours unless parked in a designated "Reserved" space
- Dog waste seems to be improving in some areas. The surveillance cameras will allow us to have proof of those in violation of cleaning up after their pets. Those in violation will incur a fine and fee

**New Business:**

- In March we will revisit the bi-law change issue. We will have further discussion concerning this
- In June we will discuss how to get a quorum at the October annual meeting. We may have to go door to door in order to increase attendance
- Planning a Spring newsletter and neighborhood bar-b-que

**Upcoming Meetings:**

- Annual meeting scheduled for October 2017, in combination with food & soft drinks
- Next board meeting scheduled for March 18, place & time TBD. There was discussion to rotate the meetings, every other month, from a Saturday to a week day to increase attendance

**Meeting Adjourned:** Gary Ruskowski made the motion to adjourn the meeting at 7:45pm. Donna Risley seconded the motion

Minutes submitted by Heather Kelley, Secretary, and Donna Risley on February 9, 2017