

Board Meeting 1/13/2016

Sunday, January 31, 2016 5:20 PM

Dorsey Village Condominium Association Board Meeting January 13, 2016

Location:

Gary Ruskowski's home

Meeting start time: 6:00

Actual start 6:30pm

In Attendance:

- Gary Ruskowski
- Valerie Thomas
- Patricia Johnson
- Gino Leone
- Beth Wibbels
- John Whitfield
- Kevin Adams

2016 Goals / Projects:

- Community Involvement
- Voting of Officers in February Board Meeting
- Reseal road and restripe
- Watch roofs
- Watch gutters

Items to review from past meetings:

New items:

- Discussion of meeting frequency for monthly or every other month - will review when more board members are present.
- Discuss moving the annual meeting to October window
 - Provide setting with finger foods and beverages to promote better turnout.
- Dorsey Village Newsletter and suggestions on content;
 - Spring block party?
 - Get more community involvement
 - Kevin will draft a copy and review with board for content
- April / May Board should walk the property to review buildings and items that should be noted for further review / action.
- Painter did good work throughout complex. Will discuss in February meeting owner with issue regarding painters in home unwelcome
- Gary would like Carla (Blue Ridge Manor Mayor) to come to a meeting
- Reviewed list of board members and contact information - current knowledge;

Board Member	Position	Email	Phone
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Gary Ruskowski	President	gary.ruskowski@gmail.com	859 992-6650
Valerie Thomas	Vice President	doorsey_209@twc.com	502 544 6342
Pat Johnson	Secretary	patricia.johnson@insightbb.com	
Gino Leone	Treasurer	gsdonato@aol.com	502 500-4741
Beth Wibbels	At Large	bethwibbels@hotmail.com	
John Whitfield	At Large	iamjww@hotmail.com	502 418 6931
Kevin Adams		Adake_4@live.com	440 463 3248

- Parking Signage or parking in designated spaces only
 - Towing
 - Liability
 - Paint on streets
 - Sign at entry needs to be replaced
- Kevin - Refuse containers discussion
 - Discussed with refuse collector suggestions for receptacles
 - Place number on the Corrals for ease of identification
 - Reviewed number of containers for waste vs recycle
 - Kevin documenting current and possible future profile for each corral.

Review of Financials:

- Gino - 7:10pm;
- Review of Dorsey Village Operating expenses
- Review of Dorsey Village 2015 Financial Statement
- Road sealing is \$20,000
- Discussion with Bill on Budget limits for accounting fees
- Note about administrative costs
- Bank fees due to credit card and autopay fees
- Attorney fee not equating as outlay is not washed to incoming costs
- Bill Stout - repair invoice - repair living room ceiling Gino brought up
 - Need address as has been paid

Items of note:

- New Resident on S Dorsey - has become very noisy and disrespectful of neighbors.
 - Valerie has discussed with resident current concerns living in neighborhood.
- Waste / trash issues - residence not using containers
- Parking - residences are using prime spaces as storage of unused vehicles

Recurring owner issues:

Dog issue on Dorsey Village Drive
Parking Guidelines

Maintenance repair approvals needed:

10324 Roof Repair - Approved tentatively - ask Lisa if this is a recurrence of old repair
Bill Stout - repair invoice - repair living room ceiling Gino brought up
Need address as has been paid
241 - door seal allowed water in

December - chirping noise in unit - was an alarm

Gino will address with Lisa and how to charge for these types of calls

Action Items:

Kevin - address refuse topics

Kevin - signage for parking

Valerie - finalize Beverly Dunn place

Gino - work with Lisa on financials / billing issues

Next Meeting:

February 22 2016