

# **Dorsey Village Condominium Association Board of Directors Meeting Minutes**

**DATE:** 16 March 2016

**PRESENT:** Kevin Adams (Vice-President), Gino Leone (Treasurer), Gary Ruskowski (President), John Whitfield (Secretary), Beth Wibbels (at-large), Donna Risley (guest)

Meeting was called to order by Gary Ruskowski, President.

## **APPROVAL OF MINUTES:**

Kevin Adams made the motion to approve the minutes as edited and Gino Leone seconded the motion. Motion passed.

## **FINANCIALS:**

- Gino Leone distributed the latest financial statements for review by the board. There was discussion about some of the charges. Gino Leone will ask Stout Properties for further explanation.
- Gino Leone submitted information regarding bids for April renewal of insurance coverage for the community. So far the bids are within about \$1600. There was discussion and it was agreed that consideration should be given to a lower bid even if it required changing carrier. Gino Leone is waiting for the 3rd bid to make a selection.
- The Treasurer's report was accepted as submitted.

## **OLD BUSINESS:**

### **Community Activity/Cook-Out in May**

- The board still plans to have a community cook-out in May, potentially blocking off part of a street. John Whitfield and Kevin Adams will cook hotdogs and hamburgers. Beth Wibbels will spearhead the organizing of the activity.
- Kevin Adams suggested that the mailing sent to all residents informing them about the cookout should also include reminders about 3 on-going items of concern as follows:
  - Reminding all residents where they can find a copy of by-laws.
  - Reminding residents about the need to pick up after dogs.
  - Reminding residents that parking along curbs, in reserved spots, or blocking resident driveways will result in towing at owner of vehicle's expense.

### **Capital Project**

- The capital project this year will focus on repairing, resealing, and restriping the parking lot and roads through the community

### **Leaking 2<sup>nd</sup> Floor Windows**

- It was recognized that faulty construction resulting in leaking of some 2<sup>nd</sup> floor windows may be the cause of water damage to some 1<sup>st</sup> floor residents. It was decided that the issue should

be referred to the attorney for an opinion as to whether repairs should be taken on by the community as a whole on an exception basis or should remain the responsibility of the unit owners per the by-laws. Gary Ruskowski will discuss issue with attorney on retainer.

### **Landscaping**

- With the departure of Valerie Thomas from the board and from the community, Kevin Adams will take over as point contact for oversight of landscaping. Kevin will follow up with landscapers.

### **By-Law Revisions**

- Due to low attendance by residents it was not possible to have an official meeting in 2015. The board recognizes that this can be a problem, particularly when financial institutions request a copy of official meeting minutes when approving financing for potential new residents.
- The board will start the process of revising the by-law to decrease the required percentage of residents present to have an official meeting.

### **NEW BUSINESS:**

#### **Security/Surveillance Cameras**

- Gino Leone indicated the desire to continue the discussion of possibly installing cameras to monitor the community both to provide for added security and to increase the value of the community.
- Gino Leone agreed to conduct a feasibility study to submit to the board for review and further discussion.

#### **Community Walk-Through**

- Gary Ruskowski announced that the April meeting will be held at 6pm on 20 April and will convene at his residence. From there, the board and Bill Stout will conduct a walk-through of the community to identify possible maintenance issues.
- The walk-through will also be used to identify the location for the Community Cook-out in May.

### **ADJOURNMENT:**

With no further business for consideration, Kevin Adams made the motion to adjourn the meeting at 7:39pm. John Whitfield seconded the motion.

Minutes respectfully submitted by John Whitfield, Secretary, 16 March 2016.