

Dorsey Village Condominium Association Board of Directors Meeting Minutes

DATE: 18 March 2017

PRESENT: Gary Ruskowski (President), John Whitfield (Vice-President), Gino Leone (Treasurer)

Guests: Donna Risley (resident), Heather Kelley (Secretary)

Meeting was called to order by Gary Ruskowski, President, at 11:23am at El Toro Restaurant.

APPROVAL OF MINUTES:

ACTION: Gary Ruskowski made the motion to approve meeting minutes from January 2017 submitted by Heather Kelly, Secretary. Patricia Johnson seconded. Motion passed unanimously. Minutes from previous meeting were submitted to Stout Properties and posted on website.

TREASURER'S REPORT:

Gino Leone indicated that we are currently 4% under budget because there were no expenditures for snow removal. The reserve fund is solid and continuing to build. Gino Leone reminded the board that insurance renewal comes due in April. No concerns were noted.

PROJECTS UPDATE:

Surveillance Security System

- Equipment ordered. Board members will continue to meet with vendor to plan for location of cameras and housing of equipment.

Patio Repairs

- Project is scheduled to start week of 27 March, weather permitting.

Ground Work / Stones in Some Areas

- Consideration is being given to filling areas with landscaping stones where grass continues to die or is being killed by dog urine (particularly near buildings 8 and 9). This will be discussed with Class A Lawn & Landscaping in May.

Windows Caulking/Sealing

- The board plans to have all upper level windows caulked/sealed in the Fall. Gino Leone will work with Bill Stout Properties to obtain vendor quotes for this project.

COMMUNITY AFFAIRS:

Spring/Summer Newsletter

- It was agreed that the board would like to continue to have a newsletter. There was discussion of developing a template. The board will look for a volunteer to spearhead this project.

Spring/Summer Community Picnic on Site

- Attendance at community picnics in the past has been low. There was not a lot of interest in continuing to hold these picnics as stand-alone events, but possibly connecting with the Annual Meeting and catering the event to increase attendance.
- There was discussion about having bard meetings in the community area during the summer and fall (as weather permits) to allow for more participating by members of the community.

Walk Through Community

- The board will meet on 22 or 23 May (depending on weather) to walk through the community to identify issues which need to be addressed. Bill Stout will be invited to join the board. A board meeting will follow.

Recurring Issues

- Community members placing large junk items that are not removed by the garbage collectors continues to be a problem. Consideration was given to hiring someone to clean out all of the corrals. Gary Ruskowski will discuss with Bill Stout Properties. It is hoped that the installation of security surveillance will result in a decrease in this problem.
- It was noted that parking issues have been declining but still exist. Board members will continue to place warning stickers on vehicles who are in violation, and vehicles will be towed.
- Residents failing to pick up dog waste continues to be an issue. It is also hoped that the installation of security surveillance will help to address this problem.

Communication / Information to the Community

- It was agreed that board meetings should be held bi-monthly and that there should be a standard location (either the Fire Station or the back room at Roosters) so that members of the community are aware of when the meetings occur if they wish to participate.

ADJOURNMENT:

With no further business for consideration, John Whitfield made the motion to adjourn the meeting at 12:14pm. Gino Leone seconded the motion.

NEXT MEETING:

This meeting will occur on either 22 or 23 May (depending on weather) and will be held in the community, with a walk through the community prior to the meeting. Bill Stout will be invited to attend.

Minutes respectfully submitted by John Whitfield, Vice-President, 16 April 2017.