

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

**DATE:** 22 May 2017

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

Absent: Heather Kelley (Secretary), Donna Risley (Member-at-Large)

Meeting was called to order by Gary Ruskowski, President, at 6:07pm at the Community Patio.

## **APPROVAL OF MINUTES:**

**ACTION:** Gary Ruskowski made the motion to approve meeting minutes from 18 March 2017 submitted by John Whitfield, Vice-President. Gino Leone 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 under budget because there were no expenditures for snow removal. The reserve fund is solid and continuing to build. Gino Leone reported that bids for insurance coverage were received, and the decision was made to switch to a different carrier because the terms were better (\$11 million in coverage, \$5,000 deductible instead of \$10,000) and the rates were between \$3,000 and \$5,000 less expensive. No concerns were noted.

## **PROJECTS UPDATE:**

### **Surveillance Security System**

- Equipment has been received and some wiring has been run. Currently awaiting structure to house equipment to be built.

### **Patio Repairs**

- Project was completed. The quality of the work was acceptable, although there were some issues with the workers leaving behind a mess which was addressed through Stout Properties.

### **Community Patio**

- Concrete pad was poured. Next phase of project is to erect a structure and landscape around the patio. There was also discussion of possibly having the pad covered with a roof or lattice work to provide shade and protection from elements.

### **Windows Caulking/Sealing**

- Bill Stout Properties will be directed to obtain vendor quotes for this project. Goal is to have this project completed in late August or early September.

### **Power Washing of Buildings**

- There was a question raised regarding the need to power wash the fronts of buildings and front concrete pads. A quote was received for \$3,000 to complete this project. It was decided

to table until the Board and Bill Stout can walk through the community to determine if needed this year.

### **Annual Meeting**

- It was decided to have the Annual Meeting in early to mid- October at Roosters. The Board will provide appetizers and non-alcoholic beverages for all who attend. It was agreed that a week day (probably a Tuesday) would be better than a weekend, and start time of 6:00pm will give most people enough time to get home from work. Tentatively, the Board is considering either 10 or 17 October 2017.

### **Proposed By-Law Change**

- It has long been recognized that the community has been unable to achieve a quorum to hold an official Annual Meeting, which is required by the By-Laws. It is noted that mortgage companies request minutes of annual meetings, and we have been unable to comply because official Annual Meetings have not been held in the past several years. In an effort to remedy this, the Board proposed an amendment to the By-Laws to lower the quorum requirement to 20% of the community, which is the lowest allowed by Kentucky Law.
- Gary Ruskowski presented the board with a draft amendment which was written by legal counsel for the community.
- John Whitfield made a motion to accept the drafted amendment to the By-Laws to be presented to the community for a vote in advance of the scheduled Annual Meeting. Gino Leone seconded. Motion passed unanimously.

### **Walk Through Community**

- The Board will meet on 05 June 2017 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.

### **Community Website/Homepage**

- The Board was approached by an individual who has offered to create an official website/homepage for the community for an extremely reasonable fee in comparison with other vendors in the area. There was discussion about the benefit of having such a website to better communicate with members of the community, and there can be a link to Bill Stout Properties website as well.
- John Whitfield made a motion to hire the creation of an official Dorsey Village Community website/homepage and secure an internet domain name. Gino Leone seconded. Motion passed unanimously.

### **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.

**ADJOURNMENT:**

With no further business for consideration, John Whitfield made the motion to adjourn the meeting at 7:46pm. Gino Leone seconded the motion.

**NEXT MEETING:**

This meeting will occur on 05 June 2017 at 6:30pm 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, 04 June 2017.