

Dorsey Village Condominium Association  
Board of Directors Meeting Minutes

**DATE:** 10 June 2015

**PRESENT:** Gary Ruskowski, President; Valerie Thomas, Vice President; Gino Leone, Treasurer; Roger Lanning, Beth Wibbels, & John Whitfield: At-Large members; Kevin Adams and Bill Stout - guests

**ABSENT:** Patricia Johnson, Secretary

Meeting was called to order at 6:03pm by Gary Ruskowski, President.

**APPROVAL OF MINUTES:**

Minutes from May 2015 meeting were reviewed and discussed. John Whitfield made the motion to approve the minutes and Valerie Thomas seconded the motion. Motion passed,

**FINANCIALS:**

- Gino Leone distributed the latest financial statements for review by the board. There was discussion about items that needed clarification by some board members. It was noted that we are currently on target for the budget.
- It was noted by Gino Leone that he has been tracking some fairly significant discrepancies in water consumption involving specific buildings based on the bi-monthly water bills since the beginning of the year. Specifically, Building 6 showed significantly higher water usage during the first 2 months, and Building 10 showed significantly higher water during the second 2 months. Gino will continue to monitor and report back to the board.
- The Treasurer's report was accepted as submitted.

**OLD BUSINESS:**

- Projects. The board reviewed projects for this year and considered RFP responses from Bill Stout Properties as follows:
- Painting of exterior doors and trim on all units: Concern was raised about the painter being able to access all doors to paint them. Bill Stout indicated that a notice would be mailed to all residents with a painting schedule, and accommodations will be made with unit owners on an individual basis. Gino Leone made a motion to accept bid by Whitehouse Painting on a pro-rated basis for any doors not completed. Work is to be completed between mid-August and the end of September. Valerie Thomas seconded. Motion passed.
- Power washing and staining of all decks and fences. Concern was again raised about access, and Bill Stout indicated that a notice would be mailed to all residents about the timeframe of the work and accommodations will be made with unit owners on an individual basis. There was also concern that some owners will need to make repairs prior to the washing and staining of decks. Bill Stout indicated that a notice of repairs will be sent to owners of decks which have already been identified as needing repairs, and all residents will be encouraged to contact Bill Stout for referrals if they need a contractor to repair their deck. Gino Leone made a motion to accept in principal (until finalized at August 2015 meeting) bid by Whitehouse Painting on a pro-rated basis for any doors not completed. Work is to be

completed between mid-August and the end of September. Valerie Thomas seconded. Motion passed.

- Installation of water hydrants throughout Dorsey Village for common access. Gino Leone made a motion to accept the bid by Dauenhauer Plumbing to install 7 water hydrants at specifically designated locations throughout the property. John Whitfield seconded. Motion passed.
- Repair/Replacement of gutters. The bid submitted by G/M Roofing & Gutter Topper was discussed by the board, and it was determined that the scope and price of the proposal was in excess of what is needed at this time. Valerie Thomas made a motion to have G/M Roofing & Gutter Topper replace flashing on all buildings and install downspouts on buildings which are missing them (on areas of building with white siding). Gino Leone seconded. Motion passed

#### **NEW BUSINESS:**

- Kevin Adams suggested that a community newsletter would be helpful. He suggested that, at minimum, we send out a newsletter in the Spring and in the Fall reminding residents of bylaws and issues that require resident compliance. There was discussion about past attempts to send a periodic newsletter. The topic was tabled for future discussion.
- Kevin Adams expressed concern about a garbage corral in need of repair. A repair request will be sent to Bill Stout Properties.

#### **ADJOURNMENT:**

With no further business for consideration, John Whitfield made the motion to adjourn the meeting at 7:38pm. Valerie Thomas seconded the motion.

Minutes respectfully submitted by John Whitfield, 05 July 2015.