

Dorsey Village Condominium Association

Board of Directors Meeting Minutes

Date: October 4, 2017

Present: Gary Ruskowski (President), John Whitfield (Vice President), Gino Leone (Treasurer), Heather Kelley (Secretary)

Guests: Beth Wibbles (Resident), Patricia Kelley (Resident)

Meeting was called to order by Heather Kelley, Secretary, at 6:08pm at El Toro Restaurant

Approval of Minutes: John Whitfield made the motion to approve the meeting minutes from September 6, 2017 submitted by Heather Kelley, Secretary. Gino Leone seconded. Motion passed unanimously. Minutes from previous meeting were submitted to Bill Stout Properties and posted to the website.

Treasurer Report: Gino reported once again that we are still under budget. We expect to carryover next year \$10-\$15k. YTD balance forward: \$36,902.96. Anticipated invoices from roof repairs, ground work and caulking projects are currently in progress.

The 2018 budget was presented and John Whitfield made the motion to approve, Gary Ruskowski seconded it. Unanimously approved.

The 2017-2019 capital plan was presented. The large expense for 2018 is with roof replacements and will carryover to 2019. Overall building repairs will begin to cycle over a 2-3 year time frame. It was suggested by Beth Wibbles the board consider taking over deck repairs. It was decided this be tabled until 2018. Garbage corral repairs were discussed for 2018 and also adding signage about "no dumping" due to large amounts of debris being disposed on the corral floors.

The notice of by-law change was mailed to homeowners. In order to get more proxy's returned Gary will place a proxy "drop box" on his porch up to the annual meeting, October 17th. Gary's address is 212 S Dorsey Lane. We agreed to send an additional mailing to remind residence of the meeting.

A by-law change was discussed concerning delinquent HOA dues. Suggested change "the board will take any and all legal action to collect fees and delinquent dues, including, reducing the waiting period when warranted on a case per case basis" The Board agreed, "when warranted we can deviate from the process on the timeframe a lien can be enforced or the foreclosure process being started".

Project updates: Surveillance cameras are installed and fully functioning. Gary and Gino received training on the functionality of the system and how to review footage.

We need a building for the surveillance equipment in 2018. Currently it is being housed in Gary's garage. It was determined we need to retro fit the footer on a portion of the patio in order to do this. The cost estimate for this repair is approximately \$1000. This storage building will be climate controlled and also allow room for Board Meetings.

There still needs stone in some areas of the landscaping and minor ground work completed. Patricia mentioned the weed clean up in the landscaped areas look much better.

Exterior window caulking is being completed this week and seems to be going as planned.

Community Item: The annual meeting will be held on October 17th at Rooster's. We are to encourage participation to our neighbors. Appetizers will be provided. As a Board we agree to raffle off gift cards to possibly increase the excitement to attend.

New Business: We discussed mailing non-sensitive communications to renters as well as homeowners. This will keep renters in the loop as to what is happening in the neighborhood and help them feel part of the community. This was agreed upon unanimously by the Board.

Geno will follow up on additional signage throughout the neighborhood: "Unauthorized parking alongside curbs, garage entrances, driveway entrances, is in violation of community rules and will be towed at owner's expense. If your car is towed contact Dave's Towing at 502-962-1020 to recover it"

John suggested revamping the towing notices to be more time restrictive: "This vehicle is parked illegally and if not moved by _____ it will be towed at owner's expense!"

Patricia Kelley submitted her nomination as Board Member. Patricia's email is: pak2060@gmail.com

Beth Wibbles is returning to the Board after a short break

Heather Kelley resigned from the Board due to moving

Adjourn: Heather Kelley made a motion to adjourn and John Whitfield seconded the motion. Meeting adjourned at 7:15pm