

# Dorsey Village Condominium Association Board of Directors Meeting Minutes

Meeting Date: 5/22/2018

## Present :

President: Gary Ruskowski  
Vice President: John Whitfield  
Secretary: Patricia Kelly  
Treasurer: Gino Leone  
Member-At- Large: Beth Wibbels

## Previous Minutes Approved:

- Motion for the minutes from the 3/13/2018 board meeting were approved.

## Finance:

- The Financial Report was reviewed and approved.
- The operating plan is on budget to date

## The Bylaws Amendment

- The Bylaws passed by the residents at the October, 2017, meeting were signed and will be registered with the HOA's attorney.

## Projects:

- **Storage Structure**
  - The storage structure was completed.
  - The board held its first meeting in that facility on May 22, 2018. Future meetings are planned to be held in the storage structure except for the Annual Meeting.
  - Dorsey Village HOA Equipment will be moved to the structure as soon as possible, including a security camera.
- **Roof Replacement**
  - The board is monitoring roof condition of all buildings. Replacement will probably begin within the next year or two.
  - Mr. Pete Lucarelli presented energy conservation tools to the board. The board will revisit the proposal when the roofs are redone

## Projects (Cont'd)

- **Cyclical Projects**
  - The board will develop and publish a plan for the identification and timing of cyclical projects such as staining decks, painting, roof inspection and replacement, and other cyclical projects
- **Beautification**
  - Bids will be accepted and a contractor chosen for painting the gutters and siding, and for staining the decks.

- PLEASE REMOVE FURNITURE from the decks and patios. The date will be communicated as soon as a contractor's bid is approved and a date decided upon.

## Community

- **Dorsey Village walk through**

- A walk through was conducted by the entire board.
- Dead or dying plants, trees and shrubs were identified. A member of the board will conduct another walk through with the landscaper, Class A Lawn, and these items will be identified and replaced as appropriate.
- Most residences were in compliance with the by-laws. Concerns noted were damaged garage doors, improper disposal of pet waste, broken or damaged items not taken to the garbage corrals, and several residences had items attached directly to the brick. Notices of violations will be sent to the owners as appropriate.

- **Board Meeting Details**

- Meeting dates for 2018:
  - Tuesday, Jan 23
  - Tuesday, March 13
  - Tuesday, May 22
  - Tuesday, September 18
  - Tuesday, October 16
  - **Tuesday, Oct 24 Annual Meeting**
  - Tuesday, Nov 13 (Year-End)
- The next Board meeting will be held at the Dorsey Village Storage Shed at 6:00pm on September 13, 2018. All owners are welcome to attend any board meeting.
- All owners are invited to attend all board meetings. **Please mark your calendars and plan to attend the Annual Meeting on October 24, 2018 at Rooster's Restaurant.**