

Dorsey Village Condominium Association Board of Directors Meeting Minutes

Meeting Date: 3/19/19
Called to Order 6:07pm

Meeting Adjourned: 8:20pm

Present :

President: Gary Ruskowski
Vice President: John Whitfield
Co-Secretary: Patricia Kelly

Treasurer: Gino Leone
Member-At- Large: Beth Wibbels
Ellen Harpster: Condo Owner, Guest

Finance:

- Budget
 - 2018 year end budget was 1.29% under budget
 - 2019 Approved budget is \$223,860
 - The Reserve is currently \$270,967

Projects:

- Decks staining
 - The Board reviewed and approved the bid from Todd Whitehouse. Work is expected to be completed by the end of May.
 - Owners of unsafe or damaged decks will be required to make necessary repairs at their own cost before staining
 - Affected Owners will receive notice in advance
 - If the decks are not repaired before staining, the deck will be repaired before staining and owner will be billed for the cost

Community Issues:

- Stand-alone Garages
 - Ownership status of unattached garages was reviewed
 - There are 17 unattached garages
 - 2 garages are owned by non-condo owners
 - 5 garages are owned by condo owners who do not reside in the condo
 - Some condo units have an unattached garage built into the condo deed

Community Issues:

- Stand-alone Garages ^{Cont'd}
 - General discussion
 - Non-condo owners are receiving services paid for by condo owners
 - Owners of condos without an attached garage should have first option to buy if an unattached condo becomes available
 - Further discussion tabled until the June, 18, 2019 Board Meeting
- Landscaping/Beautification
 - Walk through by the board scheduled for May

- Roads will be assessed for winter damage to ascertain whether they need to be black-topped this year or next year
- Pets/Animals
 - No farm animals are allowed to reside in residences per the Dorsey Village Condominium Association by-laws.
 - Dog owners must pick up dog waste.
 - The Board may fine the owner \$100.00 per incident
 - Two people must corroborate any complaints
 - Security Cameras
 - The original installer has moved to a different city and is difficult to reach
 - The Board is looking into working with a new company
- Roofs
 - Repair - Roofs may be assessed for damage and areas repaired
 - Replacement - The oldest roof is 12 years old. The amount in the Reserve should be assess to be yearly to ensure the HOA can cover replacement cost

New Business:

- No new business

General Notes:

- Don't forget the Dorsey Village Portal is available for your convenience.
- Next Board meeting is June 18, 2019.
 - Future dates: September 17, October 16, October 22 ANNUAL MEETING, November 19 Year End meeting.
 - Please attend any or all meetings, but if you are only going to attend one, please attend the Annual Meeting.