

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

**Meeting Date:** 18-Jun-2019

**Called to Order:** 6:00pm

**Present :**

President: Gary Ruskowski

Co-secretary: Patricia Kelly

Treasurer: Gino Leone

**Absent:**

Vice President: John Whitfield

Co-secretary: Tish Hobbs

**Guests attended:** Ellen Harpster, Jen Schlegel, Cassie Lucarelli, Bonnie Streitlemeier, Larry Cook

**Past Business:** Previous minutes passed

**Finance:**

- Budget is on target for the year

**Community Issues:**

- Water leaks in windows and doors
  - The unusually large amount of rain experience in the last few years have caused an increase in the number of water leak complaints. The most common area is the large window in the front of the units. Water leaks through the second floor window and causes damage under that window, as well as on the ceiling of the first floor unit.
  - The by-laws state that the windows and doors including the jams, are the responsibility of the unit owner. Past solutions, such as caulking under the window is a temporary fix. However, because this is an ongoing problem in multiple units, the board has decided to further investigate the root cause of these water problems. The goal is to identify possible solutions to present to homeowners.
  - The decision was made to consult an outside firm to identify the root cause or causes of these leaks.
  - If windows or doors need to be replaced to fix the water leak problem, the board will get estimates for bulk purchases and installations, and present these discounted prices to the unit owners.
  - This has been identified as a potential health and safety issue. Therefore the board will consider incentives to unit owners to replace compromised windows and doors that are allowing water entry.
  - No final decisions will be made without communicating with the unit owners and allowing time for feedback.

- Garbage Corrals
  - Recyclables and bulk items are being placed in normal garbage bins preventing the collectors from emptying the bins
  - Any additional sorting and collection adds additional cost to the homeowners' association.
  - Suggestion was made to look at renting or purchasing a trash compactor. The board agreed to explore this option.
  
- Surveillance system connection problems restored. The system is working and recordings are available for 15 days. Contact Bill Stout Properties if a review of the tapes is necessary.
  
- Grills
  - Unit owners were notified by Bill Stout properties that gas grills are not acceptable within 10 feet of a structure, or on decks.
  - This is a law, and not a homeowners association rule or by-law
  - Units may be fined if dwellers are not compliant
  
- Communication:
  - Some people are not receiving emails from Bill Stout Properties. Please notify [Lisa@billstoutproperties.com](mailto:Lisa@billstoutproperties.com) if you are not receiving emails.

### **Projects:**

- Deck staining
  - Due to rain, new dates sent out via email by Lisa Costilla of Bill Stout Properties
  - Un-cleared decks will be passed by
  - Decks in need of repair will be identified and reported to owner. Decks not repaired by the owner will be repaired by the board and billed to the owner
  - Attendees asked that unit owners be reminded to check decks for loose boards and railings and ensure they are tightly and safely attached; and to please check decks for wood boring insects to help keep your deck safe

### **New Business:**

- Ellen Harpster was nominated to replace Beth Wibbels as Board Member at Large until the annual meeting in October. The board voted to approve.

### **Board Meeting**

- All homeowners are invited and encouraged to attend
- Unless otherwise stated, board meetings are held at 6pm in the building on the new patio
- Meeting dates posted on the Dorsey Village website and on the portal

**Board Meeting Dates:**

- 17-Sept-2019
- 15-Oct-2019
- 22-Oct-2019 Annual Meeting (held at Roosters unless otherwise stated)
- 19-Nov-2019 Year End Meeting

**Meeting adjourned at 7:45pm**