

Dorsey Village Condominium Association

Board of Directors Meeting Minutes

Date: September 6, 2017

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

Meeting was called to order by Heather Kelley, Secretary, at 6:16pm at El Toro restaurant

Approval of Minutes: Heather Kelley made the motion to approve meeting minutes from May 22, 2017 submitted by John Whitfield, Vice President. Gary Ruskowski seconded. Motion passed unanimously. Minutes from previous meeting were submitted to Stout Properties and posted to the website.

Treasurer Report: Gino reported we are still under budget. This is primarily due to no cost for snow removal for the previous winter. All controlled items have been under budget thus far. The new insurance carrier is a cost savings of \$4,000/year. The operating and reserve accounts are strong. HOA delinquencies are under 5%.

A draft of the 2018 budget was presented. A slight increase in trash removal from corrals, management fees, and the 6.9% increase in MSD was calculated into the budget for 2018.

The bylaw change was discussed and the board urges the owners that cannot attend the meeting to give a proxy to one of the board members or mail it to Stout. Gary bought a drop box that will be placed on the property for proxy's to be dropped off rather than mailed, for those who choose to do so.

Project Update: Surveillance cameras have been installed and invoice paid. Need a demo from supplier and find permanent placement for the DVR & equipment. Also discussed placing signage stating "community under surveillance".

All patio repairs have been completed.

A storage house needs built to house the surveillance equipment. The first step is to have a structural engineer study completed which is a cost of approx. \$1,000.

The discussion of additional stone in areas where the grass isn't growing has been tabled until the spring.

We need bids on outside window caulking/sealing. The board has agreed to proceed with the project and have it completed by mid-October. All windows on the outside will be completed, all old caulking removed and replaced with high quality fresh caulking.

We discussed the outcome of building 10 being power washed and determined the results didn't justify the cost.

Gutters and roofs may need replaced starting with the oldest buildings first. We will need a roof inspection in the spring. Need a quote from Whitehall for trim painting in the spring.

The 2018-2023 capital plan was presented. The top 3 items on the list are: painting/replacing gutter and siding, caulking windows, and power wash and stain balconies. Subsequent items are power washing exterior, construct storage building, replace roof on the 5 oldest buildings, and resurface/recoat/restripe streets.

Community items: The new website needs promoted and the option to sign up for the newsletter.

Discussed downsizing garbage corrals to make room for additional parking in some areas. This would also cut back on extra waste being tossed on the ground in the corrals. This is tabled until 2018.

There have been recurring parking issues. No parking signs will be place along curbing and cars will be towed more frequently.

Additional signage discussed: No overnight parking allowed for commercial vehicles, and Welcome to Dorsey Village, visit us at www.dorseyvillage.com

A truck was vandalized and the person was caught and arrested.

A possible 4% increase in HOA dues for 2018 is possible. This is to increase our reserve account due to the replacement of roofs.

Adjournment: With no further business, Heather Kelley made the motion to adjourn the meeting at 7:23pm. Gino Leone seconded the motion.

Next Meeting: The next meeting will be held on Wednesday, October 4th at 6:15.

The annual meeting will be held on October 17th at Roosters.

Minutes submitted by Heather Kelley, Secretary. 9/7/17