

Dorsey Village Condominium Association Board of Directors Meeting Minutes

DATE: 16 January 2018

PRESENT: Gary Ruskowski (President), John Whitfield (Vice-President), Gino Leone (Treasurer), Beth Wibbels (Member-at-Large)

Meeting was called to order by Gary Ruskowski, President, at 6:09pm at El Toro.

APPROVAL OF MINUTES:

ACTION: John Whitfield made the motion to approve meeting minutes from the previous board meeting. Gary Ruskowski seconded. Motion passed unanimously.

Minutes from previous meeting will be submitted to Stout Properties and posted on website.

TREASURER'S REPORT:

Gino Leone indicated that we are currently under budget by 2-3% due to unused funds allocated for snow removal. The reserve fund is solid and continuing to build, with a 2017 ending balance of approximately \$260,000.00. The plan is to transfer \$12000.00 to the reserve fund from the budget surplus. Approximately \$3000.00 were collected in late fees and fines during 2017. . No concerns were noted.

PROJECTS UPDATE:

Community Patio

- A contract with Miranda Construction was signed. Construction of the office/storage structure on the community patio will begin once permits are obtained and weather permits.

Beautification

- Board members will conduct a walk-through of the community in the Spring to identify areas needing improvement in terms of replacing dead trees and shrubs and putting down of stones in area where grass does not grow.

Power Washing and Staining of Decks/Fences

- Quotes will be obtained so that this project can be started in early Summer.

Painting

- There was discussion about the need to paint gutters and siding/trim since area of peeling have been identified. A quote will be obtained to determine the cost of this project.

Roof Replacement

- There was discussion about hiring a home inspector to assess all roofs to determine if any repairs are needed and to prioritize replacement of roofs.

COMMUNITY ISSUES:

Parking

- Parking along curbs continues to be a problem. Signage will be obtained warning residents and visitors that illegally parked vehicles will be towed. Board members will continue to place warning stickers on vehicles who are in violation, and vehicles will be towed.

Garbage Corrals

- Community members placing large junk items that are not removed by the garbage collectors continues to be a problem. Consideration was given to hiring someone to clean out all of the corrals. Gary Ruskowski will discuss with Bill Stout Properties. It is hoped that the installation of security surveillance will result in a decrease in this problem.
- During the Board walk-through of the community, corrals will be inspected and excessively large corrals may be made smaller to cut down on dumping.

MEETING SCHEDULE:

Board meeting will occur at 6:00pm on the following dates:

- 13 March 2018
- 19 June 2018
- 18 September 2018
- 16 October 2018
- 13 November 2018

The Community Annual Meeting will occur on 23 October 2018

ADJOURNMENT:

With no further business for consideration, John Whitfield made the motion to adjourn the meeting at 7:26pm. Gino Leone seconded the motion.

NEXT MEETING:

This meeting will occur on 13 March 2019 at 6:00pm. Meeting location to be determined.

Minutes respectfully submitted by John Whitfield, Vice-President, 27 January 2018.