

Dorsey Village Condominium Association Board of Directors Meeting Minutes

Meeting Date: 22-JUL-19

Call to Order: 6:08pm

Adjourned: 8:10 pm

Present:

President: Gary Ruskowski

Secretary: Patricia Kelly

Treasurer: Gino Leone

Member-At- Large: Ellen Harpster

Bill Stout of Bill Stout Properties

18-JUN-19 minutes were approved.

Community Issues:

Special session called to address increasing resident complaints or concerns regarding leaking windows and trash.

Front-facing Second Floor Windows

Some front-facing windows in upstairs units have experienced leaking, which may affect the lower unit. Caulking around the window has helped stop the leaks temporarily, but a more permanent solution may be to replace the windows. The bylaws clearly state that maintaining and replacing windows and doors are the responsibility of the unit owners. However, because both the upstairs and downstairs unit owners may be affected, the HOA has contacted an attorney for an opinion on whether or not the HOA may assist unit owners who would like to replace second story, front-facing windows. The attorney's opinion was that it was possible to assist the 52, second floor unit owners without incurring liability or violating the bylaws if certain conditions are met.

The board discussed the following actions.

- The board will obtain estimates for replacement windows from at least two contractors.
- The replacement windows must be consistent and conform with current windows.
- If a unit owner chooses to replace the second story, front-facing window, the HOA will provide a \$400.00 rebate.
 - To receive the rebate, an invoice must be presented to the HOA as documentation that the window was replaced.
 - The unit owner may choose to have the window replaced by a different contractor. The contractor must be a licensed contractor to receive the rebate.
 - The contract and work schedule to replace the window is between the owner and the contractor
- Bill Stout Properties will create a document notifying the second-floor unit owners of the above one-time opportunity.
 - Bill Stout Properties will submit a draft for the board to review.
 - Once approved, Bill Stout Properties will submit the document for legal review.
 - Once the final draft is approved, the notice will be sent to all of the 52, second floor unit owners.

- It is the responsibility of the unit owner to contact the contractor of his choice.
 - All windows and doors are the responsibility of the unit owner, however the unit owner may take this opportunity to talk to the contractor regarding replacement of other windows or doors at that time.
- This one-time offer will remain in effect until 01-JAN-2020.

Patricia Kelly motioned that the steps be approved. Ellen Harpster seconded the motion. The board unanimously voted to approve pending legal review.

Trash and Recycling:

- Board members and Bill Stout Properties have received multiple complaints from unit owners regarding improper disposal of trash and recycling in the corrals. Ellen Harpster has been in communication with several officials from the City of Blue Ridge and Republic Waste and has developed recommendations to help keep the corrals clean. The board voted to create signs to remind residents to use the bins in the corrals correctly regarding trash and recycling.

HOA Board Meetings –

- All unit owners are welcomed and encouraged to attend.
- Upcoming Board Meetings:
 - 17-SEP-2019
 - 15-OCT-2019
 - 21-OCT-2019 Annual Community Meeting – Please attend