

# Darlington Ridge Condominium Association

## Board of Directors Meeting Minutes

February 16, 2009

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### Open Session

**Motion** by Don Mahoney to open the Open Session meeting at 7:57 PM. Second by Deb Conway. AIF.

#### I. Roll Call

Steve Saliani, president  
Gail Reynolds, vice-president  
Rhoda Erbstein, secretary  
Deb Conway  
Ray Brunelle  
Don Mahoney  
George Westcott (absent)  
Debra Stark, Minute Taker  
Evan Simon, Chair, Finance Committee

#### II. Resident Forum

*1053 Ash.* Homeowner asked for a resolution on issue of mold which he said was caused by water seeping in from lawn. The Board agreed to take the initial financial responsibility for remediating the problem. If it is determined that the problem was caused by a homeowner issue the homeowner will be held liable. The homeowner also commented that Brickman has been lax with calcium chloride on the driveway. They stated they have a special needs child and the driveway is their only access.

*1055 Ash.* Homeowner stated she is concerned that the water problem may not be fixed because puddling still occurs. She also mentioned that communication was an issue stating she e-mailed management there was a problem with her steps two weeks ago and she hasn't received a reply.

*1313 Sycamore.* Homeowner asked if the Tot Lot would be open in the spring. Stated there was concern that fees are rising and homeowners are getting less in service.

*1069 Ash.* Homeowner stated that lamppost #35 is dull and turns on and off. The Board said they would send out an electrician to look at it. Homeowner asked for a parking space to be made available opposite her building. She also commented that homeowners are not picking up after their dogs. The homeowner stated the recyclable shed is not being emptied on a timely basis, said it looks unsightly especially since the rest of the community is so well maintained. It was noted that Mahwah has reduced their pick up schedule. The Board will ask management to contact the town to see if they could increase their pick up of recyclables in the community. The homeowner complimented Brickman on snow maintenance.

*1148 Sycamore.* Homeowner stated there is a crack in unit which he is planning on sealing and carpeting over. The Board stated they would send management to inspect.

**Motion** by Don Mahoney to close the Open Session meeting at 8:42 PM. Second by Deb Conway. AIF.