

Darlington Ridge Condominium Association

Board of Directors Meeting Minutes

March 16, 2009

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Open Session

Motion by Rhoda Erbstein to open the Open Session meeting at 7:57 PM. Second by Deb Conway . AIF.

I. Roll Call

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

II. Minutes

Motion by Deb Conway to approve the Open Session minutes of February 16, 2009.
Second by Rhoda Erbstein. AIF.

III. Committee Reports

- a. *Landscaping Committee.* Deb Conway reported that a three year plan was being proposed for garden improvements and tree removal. The Arbor Day tree planting is scheduled for April 18 & 19 and the committee is looking for volunteers.
- b. *Finance Committee.* Evan Simon reported the committee is reviewing to insure money is available for the projects the Board is considering. The Finance Committee is looking for volunteers.
- c. *Pet Committee.* The pet committee is looking for volunteers. Cleaning up after pets is an ongoing problem. A homeowner recommended installing bag dispensers around community.

IV. Resident Forum

1069 Ash. Homeowner reported that the problem with the lamposts she brought up last month have not been fixed. Stephanie will follow up.

1148 Sycamore. Homeowner asked for an update regarding inspecting the crack in his bedroom floor. The Board stated it was on the Executive session agenda for decision.

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1297 Hibiscus Crt. Homeowner advised the Board she is disputing the bill received from JC Electric for replacement of smoke detectors on Dec. 24, 2008.

1038 Ash Dr. Homeowner asked when stoop replacement would begin. She also asked for clarification of costs for patio work contracted independently with DCR.

V. Old Business

- a. *Playground.* Stephanie presented several options under discussion.
- b. *Paving Project.* Tentative start date for April 6.
- c. *Pipes on Ash.* Currently replacing and finishing replacement of broken pipes on Ash.
- d. *Railroad Ties.* The railroad ties on Ash Dr were replaced with belgium block.
- e. *Club House Renovations.* The painting, fireplace tile and kitchen area have been completed. Carpeting and window treatments still needed. The Association undertook the project to increase rentals.
- f. *Carpeting in Condos.* Bids were received over the winter.

Motion by Ray Brunelle to close the Open Session meeting at 8:56 PM. Second by Rhoda Erbstein. AIF.