

Darlington Ridge Condominium Association

Board of Directors Meeting Minutes

April 20, 2009

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Open Session

Motion by George Westcott to open the Open Session meeting at 7:59 PM. Second by Deb Conway. AIF.

I. Roll Call

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

II. Minutes

Motion by Deb Conway to approve the Open Session minutes of March 16, 2009. Second by Ray Brunelle. AIF.

III. Resident Forum

- a. *1029 Ash*. Homeowner stated Len Thonus inspected her unit and said 4 pipes would be replaced but the 5th pipe would be the homeowner's responsibility. Homeowner said she was not expecting any out of pocket expense. Gail Reynolds stated she would call Len Thonus and get back to homeowner.
- b. *1100 Sage*. Homeowners stated the utility door in building is in need of repair. Gail Reynolds replied they are on schedule for replacement and she would check into their building. The homeowner asked about the tree planting over the weekend. Deb Conway stated 100 saplings were planted. Homeowner then asked for tree plantings to stop teenagers from playing and cutting through area on Sage. Deb Conway responded with information on landscaping plan. Homeowner also noted teenagers were throwing stones at the lampposts and brought to the Board's attention a collection of bats and balls that were collected. Letters were presented to the Board. The homeowner brought to the Board's attention a situation where a hockey stick and puck were used. Gail Reynolds affirmed that the Board will issue a fine. Homeowner asked for additional police patrols.
- c. *1056 Ash*. Asked if a permit is needed to remove bathtub and replace with shower. Don Mahoney gave the homeowner a modification request form to fill out and submit to the property manager. Homeowner asked for date of completion of back area project,

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said needs to be graded, and also asked about driveway work. Gail Reynolds said she would ask Stephanie Staskin to follow up.

d. *1039 Ash*. Homeowner asked for status of DCR and patio work. Gail Reynolds responded the Board had no information.

e. *1072 Ash*. The homeowner, on behalf of the homeowners wishing to install patios using DCR, asked the Board for an official position on why the 15 homeowners were denied use of the clubhouse. Gail Reynolds stated there had been issues concerning this project and a misunderstanding regarding the Association's involvement in the project. The homeowner stated the new process and paperwork imposed has delayed the project. The size of the new patios and those grandfathered in were discussed. Gail Reynolds replied that legal advised a resolution and a restrictive covenant which were on the Board's agenda tonight. Deb Conway stated legal advised the Board to stay out of situation and the Board voted no to allowing use of the clubhouse.

f. *1070 Ash*. Homeowner requested the pet policy be posted in numerous places. She stated her building appears to be targeted by dogs. Rhoda Erbstein responded stating she is trying to get the word out to homeowners with dogs, commenting that a previous suggestion for doggie bag holders to be installed were too costly.

Motion by George Westcott to close the Open Session meeting at 9:02 PM. Second by Rhoda Erbstein. AIF.