

Darlington Ridge Condominium Association

Board of Directors Meeting Minutes

June 15, 2009

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Open Session

Gail Reynolds called the Open meeting to order at 8:04 pm.

I. Roll Call

Gail Reynolds, President
Ray Brunelle, Vice-president
Rhoda Erbstein, Secretary
Deb Conway, Treasurer
Don Mahoney
George Westcott
Stephanie Staskin, Acting Property Manager
Debra Stark, Minute Taker
Evan Simon, Chair, Finance Committee

II. Minutes

Motion by George Westcott to approve the Open Session minutes of May 18, 2009.
Second by Deb Conway. 6:0:1.

III. Committee Reports

- a. Finance. Evan Simon reported on budgets. He also asked for volunteers to serve.
- b. By-laws. Have been reviewed along with resolutions, some modified. Will be meeting with legal and needs a 2/3rd vote.
- c. Landscaping. Enhancements reviewed with Brickman. Homeowner at 1220 Mulberry stated trees brush against window. Deb Conway said pruning will begin shortly. Additionally the homeowner commented they have no view out their living room and a new tree was planted.

IV. Old Business

- a. *Drainage project*. Project was finished in January but sodding could not be completed until the water was turned on. In the meantime there was discussion on patios to be installed and DCR backed out of contract. Matter has been with legal.
- b. *Pool Heater*. Pool heater has been repaired and temp will be set at 80 degrees. Stephanie Staskin requested homeowners report to her any unacceptable behavior of lifeguards.
- c. *Pipe breaks*. Building 56 is scheduled next.
- d. *Paving*. Completed on Ash Dr. awaiting catch basins. 1020 Ash Dr. said street paving

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was fine but the driveways did not look good.

e. *garbage collections/corrals*. Stephanie Staskin has been in touch with president of the company who will be on site this week to supervise the pick up.

f. *speed humps*. Stephanie Staskin is researching. Not discussed by the Board yet.

V. New Business

a. *E-mail*. Stephanie Staskin said management is moving to e-mail for correspondence. Paper copies can still be received.

b. *Sidewalks*. Estimates were obtained, not discussed by the Board yet.

c. *Parking*. Stephanie Staskin stated there were parking problems on Boxwood and colored stickers by street would be issued.

VI. Resident Forum

a. *1239 Mulberry*. Homeowner asked for timely action on his problem.

b. *1011 Ash Dr*. Stated bees were near patio, requested action.

c. *Utility Doors*. Homeowner said new utility door was left open. Stephanie Staskin will follow up with maintenance to be sure they are closed.

d. *Dogs*. A homeowner said dogs defecating on the property continues to be a problem, identified unit where dog has gone on the deck.

e. *Tennis area*. A homeowner stated there is evidence that kids are hanging out and drinking in path area by the tennis courts. Homeowners were encouraged to call the police if they notice activity. A suggestion to install motion detector lighting in that area.

Motion by George Westcott to close the Open Session meeting at 8:47 PM. Second by Deb Conway. AIF.