

Darlington Ridge Condominium Association
Board of Trustees Meeting Minutes

Meeting Date and Venue	August 22, 2011 Annual Meeting
Board of Trustee Attendance	Deb Conway, president Gail Reynolds, vice-president Roz Leonessa, treasurer George Westcott Ray Brunelle Linda Dominick Rhoda Erbstein, secretary
Board Absentees	
YES Property Management Group	Linda Courain, Property Manager
Minute Taker	Debra Stark

The meeting was called to order at 8:09 PM.

I. Approval of minutes

A) **Motion** by George Westcott to approve the minutes from the September 27, 2010 Annual Meeting. Second by Rhoda Erbstein. Vote 6:0:1. Ray Brunelle abstained.

II. Committee Reports.

- A) *Finance ~ Evan Simon.* The board will meet with auditor on September 15 to answer questions on the 2010 audit. Capital reserve study is in process.
- B) *Landscaping ~ Gail Reynolds.* New plantings recommended for Ridge Rd. entranceway for next year. Clubhouse landscaping completed.
- C) *By-laws ~ Deb Conway,* 87 votes received, ongoing. Request for assistance.

III. Election

George Westcott ran uncontested. **Motion** by Rhoda Erbstein to re-instate George Westcott to the board as director. Second by Linda Dominick. AIF.

IV. Homeowner Forum

- A) *1194 Sycamore.* Volunteered to serve on landscaping and by laws committee.
- B) *1250 Mulberry.* Noted area for landscaper's list.

V. Buildings and Grounds

- A) Stoops and stairs are scheduled to be replaced, pre-cast in approximately 16 locations, stairs repairs. Vendor is awaiting permits from town.
- B) Exterior entranceways of the condo building scheduled for painting.

Motion by Linda Dominick to close the Open Session at 8:46 PM. Second by Ray Brunelle. AIF.