

Darlington Ridge Condominium Association

Board of Directors Meeting Minutes

September 21, 2009

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Annual Meeting

Gail Reynolds called the Open meeting to order at 8:08 pm.

I. Roll Call

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

II. Minutes

Motion by Ray Brunelle to approve the minutes from the Annual Meeting of September 16, 2008. Second by Rhoda Erbstein. AIF.

III. Reports

- a. Projects. Gail Reynolds reported on the status of the following projects: drainage, driveways, retaining walls, carpeting, concrete work, utility closet doors, dumpster corrals and phased road paving.
- b. By-laws. Deb Conway reported that all by-laws and resolutions have been reviewed to identify those that are out of date and/or expired. The committee is working with legal for compliance issues. A summary will be drafted and presented to homeowners.
- c. Landscaping. Deb Conway reported. The committee meets monthly to discuss enhancements and needed maintenance. The property is walked every other month.
- d. Finance. Deb Conway reported on duties of the committee regarding preparation of budgets, review of audits and expenditures.
- e. Social. Rhoda Erbstein asked the homeowners present for ideas on how to use the clubhouse and generate more social interaction among the community. Building meetings, book club, card games, community dinners, were some of the ideas shared.

IV. Election

Inspectors Evan Simon and Kathy Major. 22 ballots short. Counted ballots will be secured.

V. Resident Forum

1257 Mulberry. The homeowner stated there was a mouse in her condo. She requested maintenance seal the source of entry. Gail Reynolds will advise the property manager.
1100 Sage. The homeowner said he noticed chipmunks were getting in through a crevice of a building, unsure if they are getting into the unit. Regarding landscaping he stated there is an area on the corner of Sage that is sparse. The homeowner said they saw a boy urinate on the property at 1:30 in the afternoon last Thursday, also asked if the graffiti on bus shed had been looked at. Ray Brunelle advised it had been looked at and was scheduled for cleanup. Lastly, he noted that

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belgium blocks have been removed.

1313 Persimmon. The homeowner said she felt the pool's temperature was colder than what the thermomenter stated. Stephanie Staskin will contact the pool company and request a new thermometer.

Motion by Ray Brunelle to close the Annual Meeting at 8:55 PM. Second by Deb Conway. AIF.

September 21, 2009 Annual Meeting (cont.)

Motion by George Westcott to open the Annual Meeting at 8:01 PM. Second by Ray Brunelle. AIF.

I. Roll Call

Gail Reynolds, President
Deb Conway, Vice-president
Rhoda Erbstein, Secretary
Ray Brunelle, Treasurer
George Westcott
Stephanie Staskin, Acting Property Manager
William Cirkus, Community Services Group
Debra Stark, Minute Take

II. Resident Forum

1333 Mulberry Dr. The homeowner complained the landscapers were not cleaning up the debris.

1201 Sycamore. The homeowner asked if association arranged for window cleaning. She was advised it was a homeowner responsibility.

1100 Sage. Homeowner expressed desire for additional tree plantings. He also commented that the ornamental trees on Hickory are being dwarfed by woods.

III. Election

Inspectors Evan Simon and Kathy Major.

Votes:

Deb Conway –109
Ray Brunelle –106
Rosalind Leonessa –91
Linda Dominick –75
Jim Trent –65
Vivian Smith –56

Meeting adjourned at 8:51 PM