

**Minutes of the Board Meeting
Darlington Arms Condominium Corporation
21 July 2011, held at #703**

Attendance:

Gerald Rotering of 703 and Veronika Erceg of 604. Unable to attend were Tony Grimes of #406, Greg Greekas of #502, David Kelly of 405, Erik Ross of 701 and Russ Kuksin of 404.

Call to Order:

Gerald called the meeting to order at 7:05 p.m.

Financial report:

Cash on hand: about \$44,000 (we only have \$200 or so condo contribution receivables outstanding)

Reserve: about \$210,000 (projects under way this summer will see about \$30,000 charged to Reserve)

Old Business:

- The re-roofing project is going well and is more than half done. Josef Sponiar is doing the third of four large areas, then will re-surface some smaller parts of the upper roof and complete the paving-stone path to access various fans. This project is taking the entire summer due to weather delays and the need to let freshly-poured tar set before gravel can be re-applied.
- The near-tornado wind and rain storm earlier this week caused no roof leaking and no water entered the lobby, showing the value of drainage notches Josef cut last month into the borders of our front path, and of the caulking under our front-door threshold. Some suites may find they have water damage to parquet flooring if residents left a window open that day. Gerald cleaned up tree debris and sand/rubbish that had been washed onto the property in various places.
- The “sealcoating” of the surface parking lot was completed July 7 and looks good; the \$2,625 expense will be paid from the reserve account. Humfrey Industrial Repairs is manufacturing the new hinges for the surface-parking swing gate, so these should be installed soon. That company has already welded all 24 broken welds of pickets on the swing gate, silencing their clatter, and Josef has painted over the welds.
- Four suites in our building have sold this year, showing confidence in our building and its location.

New Business:

- Veronika raised the appearance of the canopy over the front door and asked that we consider a new cover in black. Gerald dug out a quote of \$2,400 from Sprung’s Western Tent and Awning that we’d obtained in 2008, which we can update and put before the Board.

The meeting adjourned at 7:30 p.m. We’ll skip meeting in August, so the next regular meeting for the Board will be Thursday, September 15, probably at Erik’s suite 702, as Gerald will be away.