
VILLAROSSO

Residences at DTC West

MEETING MINUTES

BOARD OF DIRECTORS REGULAR BI-MONTHLY MEETING

January 27, 2015

The regular bi-monthly meeting of the Board of Directors of VillaRosso Residences at DTC West Condominium Association was called to order at 4:00 PM on Tuesday, January 27, 2015 by Association President, Charles Kellogg.

The following were also present:

Bill Boyington, Member at Large

Susan K, Member at Large

Carl Sullivan, Vice President

A unit owner also sat in on the meeting prior to the Executive session

Sandy Marks, Association Manager, Handy Sandy, LLC

Michael Stefanik, Sec/Treas. Was not present

The Minutes of the November 26, 2014 regular meeting were presented and reviewed by the Board. It was motioned by Carl, seconded and unanimously agreed to accept the November Minutes as presented.

Sandy then presented the November and December 2014 Monthly Operating Reports for approval. The Board reviewed and discussed the various reports. Carl motioned to accept the Operating Reports

for November 2014 Monthly Operating Reports as presented. The motion was seconded and it unanimously carried.

Old Business Presented:

- Kitchen stack cleanouts
- P2 overhead door operator gear box leak
- Initial legal review of Declarant's annexation rights of the empty lot directly west of VillaRosso.
- AT&T P2 water leak repair; completed
- Vestibule wall damage/repair; completed
- Boiler room heat exchanger repair/on hold
- DHW boiler #2 requires 4 cracked burners be replaced/ok'ed to do
- Driveway repairs, crack fill and seal coat/put off until spring
- P2 exterior retaining wall damage; Board directed Sandy to make that area of the P2 entrance a no parking zone to prevent continued retaining wall damages. Stripe/No Parking drive way and post No Loading or Un-Loading sign(s). Moving vans and vendors making deliveries will be directed to park along the curb in front of Unit 103
- Railings for ramps leading up the P1 and P2 elevator lobbies; no longer an issue for requesting owner.
- Investigate interior flies

New Business Presented:

- Review of the December 10, 2014 Annual Membership meeting
- 2015 Board of Directors Officer Election: President, Charles; VP, Carl, Sec/Treas., Mike
- Assign 2015 check signing authorities and back-up; keep as is
- Establish 2015 regular Board of Director meeting schedule: dates and times: March 25, May 27, July 28, September 29, October 27 (budget), and November 24. All meetings in VR lobby starting at 4:00 PM
- Establish 2015 Annual Member meeting date and time: December 9, 2015 in VR lobby at 7:00 PM
- Money transfer/new CD purchase vs. Balanced Fund; existing CD renewal
- 2014 Internal Review; completed
- Unit 705 water leak; repaired
- Contact Pella to see if they have a retro kit to help with balcony lock-outs
- Executive session: Handy Sandy contract

There being no further business, it was motioned by Carl to adjourn the meeting. The motion was seconded and the meeting was unanimously adjourned at 6:20 pm.

Dated January 27, 2015
Sandy Marks
Handy Sandy, LLC