

DRUOA BOD MEETING

Call to Order – The meeting was called to order by Harford Field on January 18, 2024, at 11:30am

Proof of Notice - Confirmed

Directors Present – Harford Field, Tim McGraw, Barbara Hall, Jean Tripi, Shirley Hensley, Steve Cochran and Nick Tripi

Established Quorum – A quorum was established.

- **Approval/ Reading of September & December Board Meeting Minutes** – A motion was made to remove the Addendum paragraph concerning the number of board members. The five members currently voted in will remain, and the additional two members voted onto the Board in the December Annual Meeting will be noted as voted in during the following Board Meeting after the Board agreed to increase the size of the board to 7. In the future, the President (with board approval) will declare our future board size prior to the Election by indicating how many positions are available and make clear to the board and to all owners prior to the voting process the number of board members which will be accepted. There was a unanimous vote. Shirley will correct the minutes and post to the website. A motion was made to remove the reference to the water intrusion problem in unit 431 coming from unit 432 – as this has not been established with certainty. There is a probability of the water intrusion being solely from poor construction of the walls of the 431 enclosures. Shirley will remove that reference in the minutes and post on the web site.

Report From Officers

- **President – Harford Field:** Discussion to update our Governing Documents. A motion to modify the By-Laws, to be worked on throughout this year at each quarterly meeting and present the recommendations at the October 18 2025 board meeting to prepare the owners before the Annual Election. We can address the Declarations in 2026. Attorneys skilled in condo law can be hired on an as needed basis.
- **Secretary – Barbara Hall:** Bids are in place for future work. Jean and Barbara agree to mail hard copies of documents to the owners. Building 4 violations are resolved.
- **Treasurer – Jean Tripi:** Full access to the financial accounts were delayed. As of this meeting, the type of financial reports required were not available. The Treasurer read the Treasurers Report and highlighted responsibilities. Three topics were discussed:
 - Assessments and the Budget
 - Reserve Study from 6/15/2023/Reserve Funds
 - Contractor Requirements and Cash payments

Old Business

- Decision on Tree Bids. To offer clarity to the new board members, it was agreed to schedule and executive meeting to discuss in detail the 2024 priority list for maintenance.

New Business

- **Harford** to create a general and specific announcement regarding the number of owner vehicles and guest parking. Create additional communication to the owners in building 8 regarding water intrusion responsibilities, requirements and options.
- **Tim** discussed reintroducing other payment options for owners and will help set up the platform.
- **Jean** and Tim have agreed to work together to consider available options for additional assessment payment opportunities in the future. Jean and Barbara to review Condo Law Firms to address our

Governing Documents. Budgeted as needed. Contact Wayne Huey-retired architect (non-owner) and request independent advisory to foresee future problems.

- **Barbara** – Schedule additional board meeting to review 2024 priority maintenance list and the 2025 Bid Summary. Building 6 - will speak with owner regarding pending repairs and completion date. Building 6 - create a different access point in crawl space block wall to access emergency water valves. New landscape companies will be invited to bid on managing our property.
- **Barbara and Shirley** – Update 2024 Priority maintenance list prior to next meeting
- **Nick** – call Utilities, Inc to schedule replacement and/or repair of degraded valves. Pictures will be provided. Call 811 again to identify electrical lines underground.

Adjournment – A motion was made by Harford Field and seconded by Shirley Hensley to adjourn. The motion was approved unanimously. The meeting adjourned at approximately 1:39pm