

WOODSTREAM FALLS CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING  
MARCH 17, 2006 2007  
Association Clubhouse  
MINUTES

1. CALL TO ORDER

The meeting was called to order by Jay Fluet at 9:07 AM.

2. ROLL CALL

Jay Fluet, Pansy Moore, Juanita Rucker, and Forrest DeYoung, Board members were present. Mitchell Powell and Joe Ryan from the PMDC were also present. Board Member Barry McConnell was not present.

3. NOTICE AND WAIVER OF NOTICE

Homeowners were informally notified of the Board meeting. The President announced the time, date and place of the last Board Meeting on February 24, 2007. Notices were put up on all mail kiosks and at each of the five entrances to the community.

4. DETERMINATION OF QUORUM

Four members of the Board were present and constituted a quorum.

5. READING AND APPROVAL OF MINUTES

The Minutes from February 2007 were edited and approved as edited.

6. HOMEOWNER'S FORUM

7. REPORTS OF OFFICERS

There were no reports from any of the officers.

8. UNFINISHED BUSINESS

- a) Status of units R277 and R290.

Gary Tobey, Esq. will forward his recommendation to the Board when there has been progress in this case.

- b). Rules and Regulations.

The Rules and Regulations are still going forward and being prepared for another meeting with Gary Tobey at the end of the month.

c) Status of Unit W308.

All of the bids for renovations of Unit W308 are expected to be completed next week. Contractors are looking at two weeks from the decision date of who won the bid.

d) Clips on door frames for posting of communication with residents.

Mitchell Powell of the PMCo is still looking for the best price for the clips. He will give us an update next month.

e) Parking System.

The parking is being reworked and The Board will look further into painting the lines and numbers.

f) Review of Covenant Community Services contract.

It costs the Association approximately \$10,000.00 (7 hours x 28 days a month). It has been decided that the Board is not utilizing the vendor enough to warrant \$10,000.00. Motion by Jay Fluet to send CCS a letter that the Board no longer needs any architectural portraits. Motion passed.

g) Colorado University Study.

We have not decided on what percentage of the savings this study would generate. Gary Tobey will send a recommendation after perusing contract.

h) Replacement of Roofs.

Design specifications are being looked at by the board. Joe Ryan of the PMCo is to bring bids to the Board in May. New information: Denver may pass a new law requiring any roofs being replaced must first remove all present layers in order to put the new roof on the buildings. Presently it is legal to put new roofing on top of old roofing, but Denver could change that law which would increase the pricing of the new roofs.

i) Domestic Hot Water System.

R Building has had an active leak for several years. The boiler has been replaced. The boiler for Building U is not working at optimum efficiency due to incorrect parameters that need to be changed from sea level to 5200 feet. This may take several weeks to complete.

## 8. New Business

a) HVAC filters-Renew alternative filter and distribution to residents.

Filters for the HVAC system ran out and a new order has been placed. Forrest DeYoung suggested that washable filters should be looked at to save money on the filters. The filters would have to be custom made, and the residents would hand wash them every month. He also suggested that each homeowner buy their own filter. A vote was taken by the community that were present. The community voted against the washable filters.

b) Repositioning of animal waste stations.

Forrest DeYoung and Juanita Rucker will walk the property to determine present placement of Pet signs and stations. The Board will decide where the pet signs and waste stations might be more appropriate.

c) Lawn care: Pine needles, mold and trash pickup:

There is mold on the grass leftover from the buried pine needles and leaves from the snow. This mold is not dangerous. The PMCO will get a cleaning crew on site to clear all of the debris. The PMCO will call for a roll off and will remove all pine needles, leaves, and debris off the property. Motion by Jay Fluet to hire people to rake entire property at the rate of \$11.00 an hour. Motion passed.

10. NEXT BOARD MEETING

The next Board Meeting will be April 21, 2007, at the Clubhouse.

11. ADJOURNMENT

Adjournment was at 11:00 AM.

Respectfully submitted,

  
Juanita J. Rucker  
Secretary  
Woodstream Falls Condominium Association 04/21/07