

**WOODSTREAM FALLS CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES**

**April 16, 2011  
Clubhouse 9:00 a.m.**

**Executive Session**

8:00 a.m. Executive Session:

Board of Directors Present:

Juanita Rucker, President:

David Fraizer, Vice President-excused absence

Erica Crumpton, Treasurer

Joyce Taylor Member-at-Large

Boris Lipkind, Member-at-Large

Pansy Moore, Managing Agent -excused absence.

**1. CALL TO ORDER**

President Rucker called the meeting to order at 9:01AM. Thirteen homeowners attended.

**2. ROLL CALL**

Board of Directors Present:

Juanita Rucker, President:

David Fraizer, Vice President-excused absence

Erica Crumpton, Treasurer

Joyce Taylor Member-at-Large

Boris Lipkind, Member-at-Large

Pansy Moore, Managing Agent

**3. NOTICE**

Homeowners were informally notified of the Board meeting and notices were posted on all mail kiosks and at each of the five entrances to the community.

**4. DETERMINATION OF A QUORUM**

A quorum was present.

**5. READING AND APPROVAL OF MINUTES**

The March minutes approved via email.

**6. UNFINISHED BUSINESS**

**6.1** Regulation Amendment-Professional Services  
No comments received from the community after receipt of mailed proposed regulation change. No comments from the community voiced at the rules making meeting. Motion was made to accept proposed regulation amendment, vote was seconded. Vote was unanimous to adopt regulation.

**6.2** Maintenance Update

New lighting at mail kiosks project is complete  
During the month of March and April 3, leaks were repaired. One domestic hot water leak outside of bldg S, two HVAC leaks one outside bldg D the other outside of bldg E.  
Pine needle removal completed for the quarter  
Sprinkler systems tested for operation in May  
Roofing contractor evaluated roofing replacement for 2011. Proposal for cost will be submitted. Estimated start date to be determined.  
Trees trimmed or cut down within the community. Approximately 3-4 trees removed. Evaluating removal of a fifth tree outside bldg N. Replanting of new trees to be evaluated with respect to costs and budget for 2012.

**7. NEW BUSINESS**

**7.1** None

**8. REPORT FROM MANAGEMENT**

**8.1** Financials – 2010 4<sup>th</sup> quarter and 2011 first quarter financials will be posted to Association's website.

**9. HOMEOWNERS FORUM**

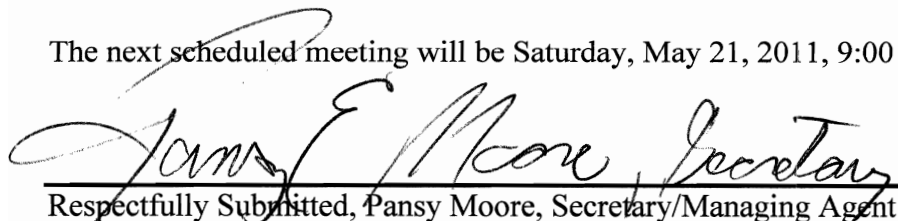
1) #398- Question on replacement of damaged trash receptacles. Reported casters are off dumpster near bldg T.  
2) #39 reported trash enclosure that can be viewed from Iliff detracts from a positive appearance of the community from the busy avenue.  
Response was to contact waste management service to evaluate cost of replacement dumpsters and add enclosure repair to 2011 maintenance projects list.

**11. ADJOURNMENT**

Adjournment at 9:25 A.M.

**12. NEXT MEETING**

The next scheduled meeting will be Saturday, May 21, 2011, 9:00 a.m. in the Clubhouse

  
Respectfully Submitted, Pansy Moore, Secretary/Managing Agent