

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

**June 18, 2011
Clubhouse 9:00 a.m.**

8:00 a.m. Executive Session:

The Board of Directors Present: Erica Crumpton, President; David Frazier, Vice President; Joyce Taylor Member-at-Large; Boris Lipkind, Member-at-Large; Pansy Moore, Managing Agent.

Executive Session

The Board discussed Unit Ownership. It was recommended by our professional services vendors that the Association protect themselves and support the regulations by introducing an affidavit of ownership document. This will ensure that Board members making decisions on behalf of the Association certify their ownership at Woodstream Falls.

Regular Meeting

1. CALL TO ORDER

President Crumpton called the meeting to order at 9:00 AM. Thirteen homeowner's attendance.

2. ROLL CALL

The Board of Directors Present: Erica Crumpton, President, David Frazier, Vice President, Joyce Taylor, Member-At-Large, Boris Lipkind, Member-At-Large. Pansy Moore-Secretary, 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

Reading of the Minutes – There were no minutes in May 2011, the meeting was canceled.

6. HOMEOWNERS FORUM

1) #226- New owner reported walkways were a trip hazard outside building "O". The maintenance manager, McConnell indicated that this area is scheduled for repair later this summer.

Vice President Frazier suggested marking the trip hazard with bright orange spray paint to assist residents in avoiding these trip hazards.

2) #122- Identified stole license plates from his vehicle and stated the larger problem was unruly renters. He indicated he has contacted the police and urged the community to report problems to the police.

7. UNFINISHED BUSINESS

7.1 NONE

8. NEW BUSINESS

- 8.1 Appointment to vacancy on Board of Directors: The Board unanimously made the decision to appoint Erica Crumpton into the recently vacated title of President. Juanita Rucker resigned effective April 2011. Ms. Crumpton will hold the position(s) of both President and continue as the Treasurer.
- 8.2 The Unit Ownership Affidavit was discussed by the Board. President Crumpton motioned to vote in the resolution. Member-at-large Lipkind seconded the motion, the motion passed unanimously. This resolution will apply to current and future Boards.

9. REPORT FROM MANAGEMENT/COMMITTEES

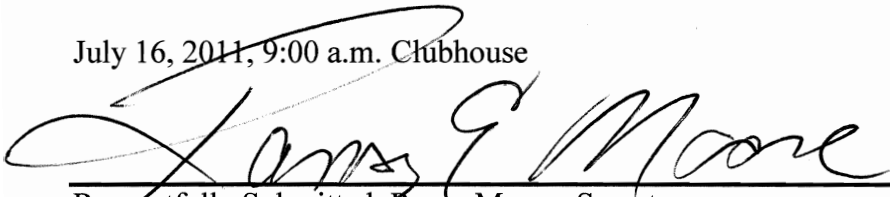
- 9.1 Committee Reports –The Board made the decision to eliminate committees
- 9.2 Financials – The second quarter financials were posted to the website.

10. ADJOURNMENT

Adjournment was at 9:30 A.M.

11. NEXT MEETING

July 16, 2011, 9:00 a.m. Clubhouse



Respectfully Submitted, Pansy Moore, Secretary