

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

**January 15, 2011
Clubhouse 9:00 a.m.**

8:00 a.m. Executive Session:

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

Executive Session

The Board discussed position assignment: Juanita Rucker is the President of the Association, David Frazier is the Vice President, Joyce Taylor and Boris Lipkind are Members-at-Large.

Regular Meeting

1. CALL TO ORDER

President Rucker called the meeting to order at 9:00 AM. Ten homeowners attended and one Renter.

2. ROLL CALL

The Board of Directors Present: Juanita Rucker, President, David Frazier, Vice President, Joyce Taylor, Member-At-Large, Boris Lipkind, Member-At-Large.

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 December 2010 as there was a Continued Annual Meeting.

6. HOMEOWNERS FORUM

1) #194- Renter, Reddy indicated that he had a clogged sink and stated he called plumbers who would not come out to fix the clog because the HOA did not pay for their services. Mr. Reddy was advised that he must call a plumber first in accordance with the Declarations and that his landlord

or property owner is responsible for the payment of the plumbing service. Mr. Reddy also left a voicemail message on the office phone the Friday before the Board of Directors meeting indicating that the clog was resolved by the unit owner of #193 who called a plumber and their landlord appropriately paid for the services. President Rucker volunteered to visit Mr. Reddy's unit to assist with any clean up as he indicated he was living in a mess of sewage. Mr. Reddy declined her assistance.

2) #186 Madl asked why the HOA cannot resolve clogs right away and be concerned about the funding later. The response was the HOA is prohibited from entering a unit unless it is an emergency. Owner responsibility for maintenance is defined in the Declarations. A precedent would be set to change policy and would result in a liability to the Association.

3) #39 Property Mgr. Murphy, requested an understanding of the maintenance policy with respect to reported leaks. The response was if the owner has called a qualified plumber and the efforts to remove the clog are not effective; the owner should contact the Association and the maintenance manager evaluates if there is a common or sewage line contributing to the problem. The Association's contractor is then be called to resolve as quickly as possible. Additionally, the plumbing contractor is called twice annually for cleaning sewage lines affecting bldgs at the lower end of the property, which equate to 12-20 buildings per year.

7. UNFINISHED BUSINESS

7.1 Maintenance

a) Entry Light installation progress – Moving forward. The next set of bldgs scheduled for installation are R, X, and Z. A rebate has been submitted and the savings will be reported upon receipt of the rebate check.

b) Roof Repair progress - #381, #202 have been patched. #202 is scheduled for replacement along with other bldgs in 2011.

7.2 The Audit is nearing completion. The CPA firm is awaiting the attorney letter from Winzenburg and should be able to provide completion by February 2011.

7.3 Denver Water Toilet Program- No funding is left in the Denver Water organization budget. The Association is no longer able to participate in the program. The rebate at an individual level is still in place and the \$125 rebate is still effective until March 2011. After that date, the individual rebate will be reduced to \$75.

8. NEW BUSINESS

8.1 Appointment to vacancy on Board of Directors: The Board made the decision to appoint the individual who received the next highest number of votes from the community to sit on the Board. Erica Crumpton. The Board unanimously appointed Erica. Ms. Crumpton will fill the position vacated by Jay Fluet to expire 2011.

9. REPORT FROM MANAGEMENT/COMMITTEES

10.1 Committee Reports –The Board has decided that there is no need for committees for this year.

10.2 Financials – The financials for the Association will be posted upon completion of the 2009 audit.

11. ADJOURNMENT

Adjournment was at 9:54 A.M.

12. NEXT MEETING

February 19, 2011, 9:00 a.m. Clubhouse


Respectfully Submitted, Pansy Moore, Secretary/Managing Agent