

**WOODSTREAM FALLS CONDOMINIUM ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**April 18, 2009**  
**Clubhouse 9:00 AM**

8:00 a.m. Executive Session:

The Board of Directors met, discussed vendor contracts, compliance concerns regarding investor units, health and safety concerns, regulation amendments and additional board resolutions.

The By-Laws and Grounds committees have held their first meetings. Barbara Franzen chairs the By-Laws committee and Joyce Taylor chairs the Grounds committee. The By-Laws committee's purpose is to make recommendations towards revising the By-Laws to meet current state statutes and CCIOA regulations. The Grounds committee's purpose is to observe, and report regulation violations.

**1. CALL TO ORDER**

Caryl Buckstein called the meeting to order at 9:00 AM. Five homeowners in attendance.

**2. ROLL CALL**

All members of the Board were present: Caryl Buckstein, president; Pansy Moore, Secretary and Managing Agent; Juanita Rucker, Vice President; Barry McConnell, Treasurer and Maintenance Manager, Jay Fluet, Member at Large.

**3. NOTICE**

The President announced the time, date and place of this Board meeting at the last Board meeting on February 21, 2009. 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**

February 2009 minutes were approved. – (March, 2009 meeting canceled)

**6. HOMEOWNERS FORUM**

No issues discussed. The members present congratulated the Board on the election results and stated their satisfaction with the outcome of the process.

**7. UNFINISHED BUSINESS**

**7.1** Special Election Results were posted at all mail kiosks and on the Association's website.

**7.2** Committees -- Both the By-Laws and Grounds committees have secured interested owners committed to bringing change and clarity of governing documents for the benefit of the community and the owners.

**7.3** Maintenance Projects: A list of this year's projects was handed out, posted on the Association's website and quarterly newsletter. Stair Treads will be placed on the 1<sup>st</sup> level of all buildings stairwells. Building Signs have been ordered, which will enhance the ability of emergency vehicles to find the buildings -- particularly during the night hours as the signs are fluorescent. HVAC Controls are completed and active. A chart was displayed indicating the levels of water activity throughout the complex. The controls assist in readily identifying instances of low water temperature which effects heating and cooling efficiency.

## **8. NEW BUSINESS**

**8.1** None.

## **9. REPORT FROM COVENANT COMMUNITY SERVICES**

**9.1** Monthly Courtesy Patrol Report Overview: Standard reports given.

## **10. REPORT FROM TREASURER**

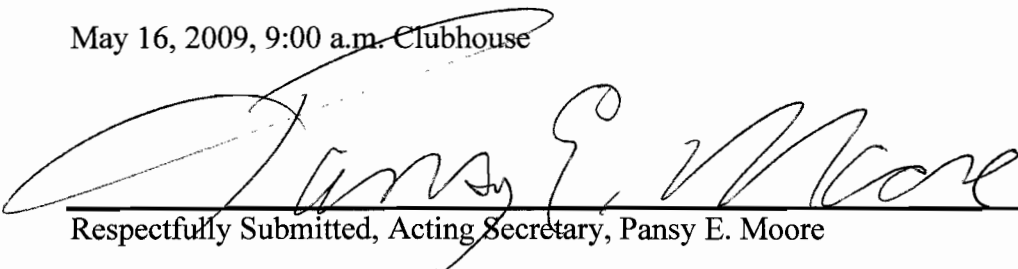
McConnell provided an overview of the Profit and Loss and Balance sheet documents. The Association continues to be in stable financial condition. Discussion regarding phase 2 of the roofing project; the Board will be in communication with the bank regarding financing options.

## **11. ADJOURNMENT**

Adjournment was at 10:33 A.M.

## **12. NEXT MEETING**

May 16, 2009, 9:00 a.m. Clubhouse

  
Respectfully Submitted, Acting Secretary, Pansy E. Moore