

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

**April 17, 2010
Clubhouse 9:00 AM**

8:00 a.m. Executive Session:

The Board of Directors Present: Jay Fluet-Vice President, Juanita Rucker-Member-at-Large, Boris Lipkind-Member-at-Large.

Executive session

Association personnel matters, and/or other association legal matters, discussed in executive session are not recorded in the minutes. The motions or actions taken with respect to these matters are as follows:

Summer labor approved.

Motion made by Vice President-Fluet not to renew with Tobey and Toro now known as Tobey and Johnston. Motion was seconded three in favor one opposed.

Motion made by Vice President-Fluet to renew insurance and select Chartis as the carrier for D&O insurance. Motion was seconded, unanimous favor.

1. CALL TO ORDER

Jay Fluet-Vice President called the meeting to order at 9:05 AM. Eleven homeowners in attendance.

2. ROLL CALL

Board members present: Jay Fluet-Vice President, Pansy Moore (officer) -Secretary, Managing Agent, Neil Adam-Treasurer, Juanita Rucker-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. Website did not have meeting posted this month.

4. DETERMINATION OF A QUORUM

A quorum was present.

5. READING AND APPROVAL OF MINUTES

Reading of the Minutes- None, Open House replaced March meeting. No minutes required, February 20, 2010 minutes approved at the March Executive Session.

6. HOMEOWNERS FORUM

1) #313 Thanked Barry and Pansy for their service on the Board of Directors. Happy that Barry will remain the Maintenance Manager the property looks great! Also feels content that her money is safe the Association is stable financially since the Managing agent has been in service.

2) #115 Remarked that the former management company, Westwind imposed fines for violations. Also remarked that the unit above has had nothing done regarding a door with a deadbolt on it and installation of a security camera. Response: The Association has not assigned fines since 2007 as discussed in the recent newsletter, which was recommended by the Association's attorney. The fining process was less than successful in that a \$50 fine to an owner who disagreed with the decision turned into a \$6000 collections issue when they refused to pay their dues, which lead to deferred maintenance that the Association is still in process of revitalizing. Compliance of the regulations and self-policing lends itself to raising the property values and providing a clean and healthy community in which to live.

3) A discussion regarding installation of doors at the penthouse level ensued. The Managing Agent suggested that it would be prudent to develop alternative methods of approaching this issue. Community members in attendance made suggestions that include cooperation from owners/residents to provide access to the penthouse for maintenance staff to make repairs of the decks or replace lighting or fixtures. No decisions were finalized regarding this issue.

7. UNFINISHED BUSINESS

- 7.1 Board member Appointees – A vacant Board seat was filled by Ronald Morse H87. He is an owner of 1 year and has a background in repair of electrical, plumbing, and supervised staff at Pepsi Company.
- 7.2 Playground Bid – The bid is in process, upon receipt of the bid and drawings for designated areas around the complex decisions will be made. The challenge is to locate ground that is level or requires minimal leveling.
- 7.3 HVAC Heating Leak Update – Bldg L has a leak underground that is in process of being repaired. Commercial sized fans were put in place to remove moisture from the units affected by the leak, which greatly reduced the humidity and moisture. Outside of Bldg T around #309, the heating leak was repaired successfully.
- 7.4 Concrete Step replacement-A bid for concrete step replacement was submitted to the board for approval. This capital project will begin in mid May at the cost of \$10,000. The steps that are currently made of railroad ties that hold ice and moisture during the winter and do not easily thaw due to their locations are being replaced with concrete that will contain a ridged surface to enhance safety.

8. NEW BUSINESS

- 8.1 None

9. REPORT FROM ASSOCIATION MONITORING SERVICE - WACKENHUT

- 9.1 Chris DuPont – New security staff

10. REPORT FROM MANAGEMENT/COMMITTEES

10.1 Committee Reports –

By Laws- Lipkind, chair. At the February Board meeting, the committee stated a proposal was to be submitted to the Board requesting that the committee review regulations, declarations and by laws. No proposal received. A new meeting is set for April 27. No meeting activity at this time.

Grounds – Taylor, chair continue to monitor violations and increase monitoring as the weather gets better. Board members are encouraged to provide assistance where they can, particularly with third floor units. Pass the pictures to Joyce and she will include in the violations reported. No meeting activity at this time.

Election - Fluet, chair, No meeting activity at this time.

Financial and Revitalization – No activity at this time. The Revitalization Committee, McConnell, chair will be setting meetings during the next few months.

10.2

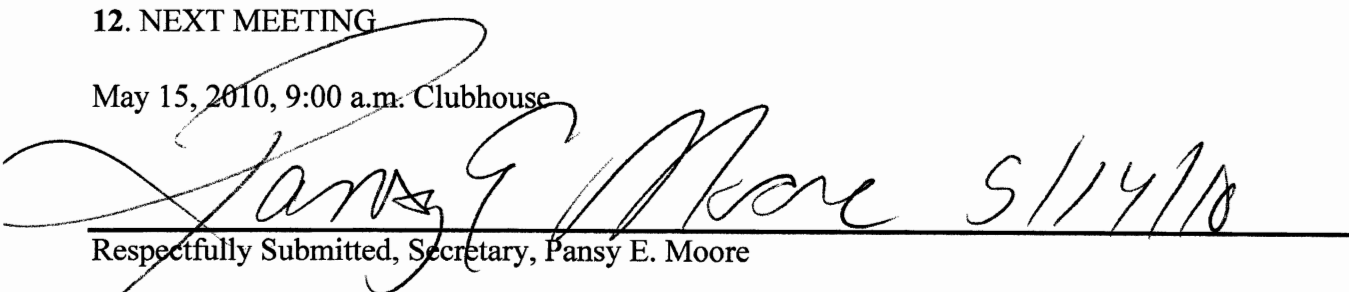
Treasurer- Adam provided the monthly overview of the financials. The Association continues to remain financially secure. Receivable are decreasing as old debt is written off. Review the Balance Sheet posted on the website.

11. ADJOURNMENT

Adjournment was at 10:15 A.M.

12. NEXT MEETING

May 15, 2010, 9:00 a.m. Clubhouse


Respectfully Submitted, Secretary, Pansy E. Moore