

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

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

8:00 a.m. Executive Session:

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

**Executive Session**

**Regular Meeting**

**1. CALL TO ORDER**

President Rucker called the meeting to order at 9:02AM. Seven homeowners attended one renter.

**2. ROLL CALL**

The Board of Directors Present: Juanita Rucker, President, David Frazier, Vice President, 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**

Reading of the Minutes – The January minutes were approved via email and posted to the website.

**6. HOMEOWNERS FORUM**

- 1) #195- Indicated that sand in his lines. He was instructed to call his own plumber.
- 2) #115- Wanted to know what was going on with the HVAC system; and was advised that this board is looking at some solutions after getting in new bids.
- 3) #368-Renter was burglarized and requested to know why the Managing Agent could not report crimes to the police. He was advised the police would need to know the name of the victim as that

was directly affected, as they would be able to provide first hand information on a situation. He was also advised that the Association's patrol (monitoring service), does not handle criminal activities, they only enforce the covenants. Security is not an accurate description of the patrol service provided to the complex, which is indicated on the Association's voicemail system.

## 7. UNFINISHED BUSINESS

### 7.1 Maintenance

a) Entry Light installation progress – Moving forward.

### 7.2 The Audit will be completed in March and presented at the March meeting.

## 8. NEW BUSINESS

8.1 Dog Service- The Board approved the hiring of a dog service to clean up the community

8.2 Capital Projects- The Board will review projects and determine priorities for 2011..

## 9. REPORT FROM MANAGEMENT

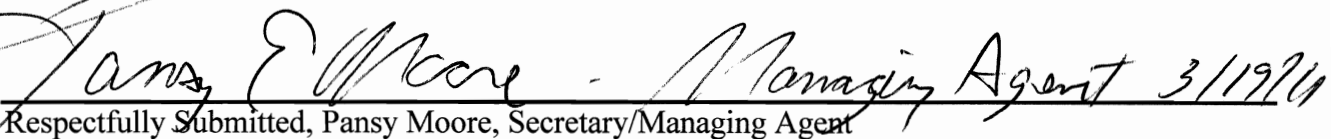
9.1 Financials – The financials for the Association will be posted upon completion of the 2009 audit.

## 11. ADJOURNMENT

Adjournment at 10:00A.M.

## 12. NEXT MEETING

The next ~~scheduled~~ meeting will be Saturday, March 19, 2011, 9:00 a.m. in the Clubhouse

 *Pansy Moore - Managing Agent 3/19/11*  
Respectfully Submitted, Pansy Moore, Secretary/Managing Agent