

**WOODSTREAM FALLS CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING  
February 24, 2007  
Association Clubhouse  
MINUTES**

**1. CALL TO ORDER**

The meeting was called to order by Jay Fiset at 9:02 AM.

**2. ROLL CALL**

Jay Fiset, Pansy Moore, Juanita Rucker, and Barry McConnell, Board members were present. Joe Ryan from the PMCo was present. Board Member Forrest DeYoung and Mitchell Powell of the PMCo came into meeting at 9:07 am.

**3. NOTICE AND WAIVER OF NOTICE**

Homeowners were informally notified of the Board meeting. The President announced the time, date and place at the last Board Meeting on January 20, 2007. Notices were put up on all mail kiosks and at each of the five entrances to the community.

**4. DETERMINATION OF QUORUM**

Five members of the Board were present and constituted a quorum.

**5. READING AND APPROVAL OF MINUTES**

The Minutes from November, December and January meetings were perused by all Board Members and approved as of this meeting.

**6. HOMEOWNER'S FORUM**

**7. REPORTS OF OFFICERS**

There were no reports from any of the officers.

**8. UNFINISHED BUSINESS**

**8A. Status of R Units**

The status of R Units remains the same with the attorney working with the unit owners.

The Board is presently looking at a better trackable parking system. There is one space deeded to each unit. The garage spaces and covered spaces are part of the deeded parking. Although there are visitor parking spaces on top of the garage, maybe we can find visitor spaces closer to some of the outlying units. This is an ongoing process.

#### 9C Development of parking systems

The Noise complaint Policy and subsequent policies should be incorporated into the Rules and Regulations.

#### 9B Noise complaint policy.

The Associations would like better communication with the community. The Board has determined that some form of a clip will be attached to each unit's door frame in order to post communications to each owner/renter.

#### 9A Clips on frames for communication with residents (both owners and renters)

### 9. NEW BUSINESS

The Board requested that the management company get in all the bids (2 have been completed and a third one will come in this week) for renovation of Unit W368 to present them to the Board. The Board informed the community that approximately \$5,000-10,000 in renovations needed. Once the renovations are completed the Board will decide to either sell the unit, rent the unit, or use the unit as a means to determine how we might proceed with the HVAC system.

#### 8D. Disposition of association owned Unit W368

A copy of the Revitalization Plan was a handout at the front door for all who attended the meeting. The community should read the document, make any additions or changes and present these changes to the Association office. Appropriate changes will be made to the presentation package. The final version of the Plan will be presented to the community at the next Board meeting.

#### 8C. Adoption of Revitalization plan for presentation to homeowners

Pansy Moore and Juanita Rucker met with the Association's attorney. The attorney advised both that there are certain procedures to be followed in preparing the Rules and Regulations, that all policies should be included in the Rules and Regulations. The procedures and Rules and Regulations should be merged into one document.

#### 8B. Rules and Regulations

what the communities needs are. DeYoung and Barry McConnell are working with the University of Colorado to set parameters of costs are considerably lower than paying separate vendors to do individual studies. Both Forrest semester at the school. Since they have will not profit from the study, except educationally, the their time and expertise. The University of Colorado said they are willing to do this study for a study and, if implemented give the University 1% of the savings of the project to reimburse them for the University of Colorado does the study the Association would only have to pay \$12,000 for the influence over the Study that the University is about to do on the property.

Disclaimer: Board Member Barry McConnell is an employee of the University of Colorado. He works in the Business Management department NOT the engineering department and has no the projected costs might be: whether electric is a feasible way to deliver the most cost effective HVAC to each Unit, and what engineering department if they would be interested in doing a study as to the efficiency of the units, complete the HVAC process. Mr. McConnell has inquired of the University of Colorado Bary McConnell informed the community that the Board does not have the expertise to be able to

11A. HVAC  
11. COMMITTEE REPORTS

Motion passed by quorum. One opposed vote by Barry McConnell.

should be willing to write off as bad debt. Motion made by Jay Fluet to waive historical debt of \$25.00 or less presently on the books. There are currently approximately 14 units that have a disputed \$25.00 or less charge that the Board

adjustments will be presented to the unit owner. adjustments to a unit will be made after adding the history, and another letter showing the numbers prior to the PMCo being hired needs to be added to the database and balanced. Any out at the beginning of February some homeowner's did not agree with the figures. The Westwind the history from Westwind are still in progress. Although the Statements for each Unit were mailed The Property Management Company reported that the Association books and records that include

the community. An owner can request copies from the office. The Property Management Company presented the Board with financial documents for the period of February 2007. The Profit and Loss Budget vs. Actual and the Balance Sheet are available to

10. MANAGEMENT COMPANY REPORT

Motion made to the Board by Barry McConnell to approve and go forward with the University of Colorado proposal for the HVAC system for \$12,000, pending stipulations by the Board of the areas that we need the study.

Motion passed unanimously by the Board.

**12. NEXT BOARD MEETING**

The next Board Meeting will be March 17, 2007, at the Clubhouse.

**13. ADJOURNMENT**

Adjournment was at 10:20 AM

Respectfully submitted,

  
Juanita J. Rucker, Secretary  
Woodstream Falls Condominium Association

Dated

05/17/07