

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

**July 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. Pansy Moore, Secretary and Managing Agent. Boris Lipkind, Late

**Executive session**

The Board discussed financials, delinquency report,

**1. CALL TO ORDER**

Jay Fluet-Vice President, called the meeting to order at 9:02 AM. Twelve homeowners in attendance.

**2. ROLL CALL**

Board of Directors Present: Jay Fluet, Vice President, Juanita Rucker, Member-at-Large; Boris Lipkind, Member-at-Large, Pansy Moore, Secretary and 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 not present.

**5. READING AND APPROVAL OF MINUTES**

Reading of the Minutes- Motion to approve June minutes without reading made, seconded and unanimously approved.

**6. HOMEOWNERS FORUM**

1) No discussions

**7. UNFINISHED BUSINESS**

**7.1 Maintenance Update –**

- a) HVAC – All units have cool air returned to them. A small group of residents has reported air bubbles. Flyers were distributed on property and via email to owners containing directions for bleeding the system. The flyer advised that the Association cannot enter the unit and to contact an HVAC specialist to assist

with problems with the exchanger. These instructions assisted a large number of residents still experiencing air bubbles. A few owners who continued to experience no air may have debris in the lines. The Maintenance Manager is reviewing on a case-by-case basis if these units are candidates for clogged lines. Less than 10 units were candidates the Association absorbed the cost.

- b) Play Area revised bids – Revised bids were received, which included two tables, two grills, 2 pieces of play equipment. The board has designated six areas as potential sites for the play areas. The Board will speak with the residents in those areas to enlist their opinions regarding play areas. The Board asks the attendees at the Board of Directors meeting for input, the consensus was to include the area behind the clubhouse as a potential play area.
- c) Weathrusure Roofing Project – Roofing Phase II will begin in August. The company is currently completing a project in Jefferson County.
- d) Retaining Wall Contract – A motion was made to make repairs to the wall, the motion was seconded and passed.

**7.2** Mediation – The Association’s Attorney, Mark Payne suggested mediation as a means of resolving the differences and air opinions of all parties involved in the distraction that prevent a cohesiveness towards revitalizing the community. The status of when the mediation will occur will be provided by counsel in the near future.

## **8. NEW BUSINESS**

**8.1** RFP HVAC Contractor – The Maintenance Manager has an RFP in progress to search for a new HVAC Contractor. The previous contractor has experienced financial difficulties and has closed the company. Currently a local contractor has been working with the Association to resolve the recent barrage of leaks.

## **9. REPORT FROM ASSOCIATION MONITORING SERVICE - WACKENHUT**

**9.1** Wackenhut – No report.

## **10. REPORT FROM MANAGEMENT/COMMITTEES**

### **10.1** Committee Reports –

**By Laws-** Director Lipkind, Committee Chair handed one copy of the bylaws document that contained mark ups of the proposed changes. The Board communicated kudos for the work on the document to the past and current committee members.

**Grounds** – Taylor, Committee Chair the Patio Contest is in progress. Results will be provided at the end of August. Requirements are clean, decorative, neat, patios decks, and balconies will be candidates for prizes this year. Gardens are excluded this year.

**Election** – Vice President Fluet, Chair, the mail in ballot bids are still in progress.

**Revitalization** – Lipkind co-chair communicated that McConnell has maintained the focus of the group on the priorities and making decisions regarding the revitalization plan.

**10.2**

Treasurer- Managing Agent provided report. As of the end of June, the operating account held \$193,212.87. \$55,000 was moved to the Association’s reserve account to prepare for the upcoming roofing project. The Association’s total assets are \$1,304,904.26. The June Balance Sheet is posted on the website.

The Managing Agent stated that the Association’s financial file is sent to the CPA quarterly to continue to protect the Association against accusations, false assumptions or innuendos of impropriety with the finances.

A semi-annual comparison of the Association’s P&L was provided. Question posed regarding the contents of the uncategorized income line item. Response – this line is used to account for the HOA fees collected by the Association’s attorney from former owners.

Question posed regarding the line item Vectra Loan Repayment. Response- this line item is inactive. The interest for the last 6 months of the year for the loan repayment is identified on line #6600. The balance due for the loan is indicated on the Balance Sheet line #2060. The semi-annual P&L statement is posted on the website.


The Association’s finances continue to remain consistently solid and accurate.

**11. ADJOURNMENT**

Adjournment was at 10:30 A.M.

**12. NEXT MEETING**

August 21, 2010, 9:00 a.m. Clubhouse

  
Respectfully Submitted, Secretary, Pansy E. Moore