

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

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

Executive Session

8:00 a.m. Executive Session:

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

- A. Legal Matters
- B. CPA Audit

Regular Meeting

1. CALL TO ORDER

President Rucker called the meeting to order at 9:08AM. Eight homeowners attended.

2. ROLL CALL

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

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

The February minutes will be approved with changes via email.

6. UNFINISHED BUSINESS

6.1 Maintenance

- a) HVAC leaks repaired end of February, Domestic hot water leaks repaired week of March 1, 2011.

- b) Two play areas completed for toddlers that include a picnic table and grill for families to enjoy this summer.
- c) Entry light project will conclude with bldgs K, KK, T, V, G, H, I, J. The Association has received a check from Xcel Energy for \$2400 as a rebate for installing energy efficient lighting.
- c) Landscaping will commence the latter part of March 2011, to the areas where there were leaks, to strengthen curb appeal caused by the leaks and subsequent disturbance to the top soil.

6.2 CPA –Audit Completion- Audit was completed March 11, 2011. The basis of the audit was alleged fraud activity. The result was no fraud activity found.

6.3 Capital Projects-The Board has determined HVAC chillers and pumps, as 2011 number 1 priorities. Asphalt, fencing, and parking garage are next highest priorities for completion.

7. NEW BUSINESS

7.1 None

8. REPORT FROM MANAGEMENT

8.1 Financials – An end of year P&L will be posted on the Association’s website.

9. HOMEOWNERS FORUM

1) #398- Question on decision of where to establish play areas. Response was that play areas were determined based upon cost and the limited number of flat areas on the property.

2) #115- Question, what was the cost of play areas. Answer: \$7800 including sand and woodchips.

3) #295- Requested that upcoming newsletter include reiterating that no drilling can occur from the interior to the exterior of the units for any reason. . Response was agreement from the Board that alteration of the Association’s common buildings is prohibited.

11. ADJOURNMENT

Adjournment at 9:40A.M.

12. NEXT MEETING

The next ~~scheduled~~ meeting will be Saturday, April 16, 2011, 9:00 a.m. in the Clubhouse


Respectfully Submitted, Pansy Moore, Secretary/Managing Agent