

**WOODSTREAM FALLS CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
MARCH 17, 2006
Association Clubhouse
MINUTES**

1. CALL TO ORDER

The meeting was called to order by Jay Fluet at 9:07 AM.

2. ROLL CALL

Jay Fluet, Pansy Moore, Juanita Rucker, and Forrest DeYoung, Board members were present. Mitchell Powell and Joe Ryan from the PMCs were also present. Board Member Barry McConnell was not present.

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 February 24, 2007. Notices were put up on all mail kiosks and at each of the five entrances to the community.

4. DETERMINATION OF QUORUM

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

5. READING AND APPROVAL OF MINUTES

The Minutes from February 2007 were edited and approved as edited.

6. HOMEOWNER'S FORUM

7. REPORTS OF OFFICERS

There were no reports from any of the officers.

8. UNFINISHED BUSINESS

- a) Status of units R277 and R290.

Gary Tobey, Esq. will forward his recommendation to the Board when there has been progress in this case.

- b). Rules and Regulations.

The Rules and Regulations are still going forward and being prepared for another meeting with Gary Tobey at the end of the month.

c) Status of Unit W368.

All of the bids for renovations of Unit W368 are expected to be completed next week. Contractors are looking at two weeks from the decision date of who won the bid.

d) Clips on door frames for posting of communication with residents.

Mitchell Powell of the PMCo is still looking for the best price for the clips. He will give us an update next month.

e) Parking System.

The parking is being reworked and The Board will look further into painting the lines and numbers.

f) Review of Covenant Community Services contract.

It costs the Association approximately \$10,000.00 (7 hours x 28 days a month). It has been decided that the Board is not utilizing the vendor enough to warrant \$10,000.00. Motion by Jay Fluet to send CCS a letter that the Board no longer needs any architectural patrols. Motion passed.

g) Colorado University Study:

We have not decided on what percentage of the savings the study would generate. Gary Tobey will send a recommendation after perusing contract.

h) Replacement of Roofs:

Design specifications are being looked at by the board. Joe Ryan of the PMCo is to bring bids to the Board in May. New information; Denver may pass a new law requiring any roofs being replaced must first remove all present layers in order to put the new roof on the buildings. Presently it is legal to put new roofing on top of old roofing, but Denver could change that law which would increase the pricing of the new roofs.

i) Domestic Hot Water System.

R. Building has had an active leak for several years. The boiler has been replaced. The boiler for Building U is not working at optimum efficiency due to incorrect parameters that need to be changed from sea level to 5200 feet. This may take several weeks to complete.

9. New Business

a) HVAC filters-Review alternative filter and distribution to residents.

Filters for the HVAC system ran out and a new order has been placed. Forrest DeYoung suggested that washable filters should be looked at to save money on the filters. The filters would have to be custom made, and the residents would hand wash them every month. He also suggested that each homeowner buy their own filter. A vote was taken by the community that were present. The community voted against the washable filters.

b) Repositioning of animal waste stations.

Forrest DeYoung and Juanita Rucker will walk the property to determine present placement of Pet signs and stations. The Board will decide where the pet signs and waste stations might be more appropriate.

c) Lawn care: Pine needles, mold and trash pickup:

There is mold on the grass leftover from the buried pine needles and leaves from the snow. This mold is not dangerous. The PMCo will get a cleaning crew on site to clear all of the debris. The PMCo will call for a roll off and will remove all pine needles, leaves, and debris off the property. Motion by Jay Fluet to hire people to rake entire property at the rate of \$11.80 an hour. Motion passed.

10. NEXT BOARD MEETING

The next Board Meeting will be April 21, 2007, at the Clubhouse.

11. ADJOURNMENT

Adjournment was at 11:00 AM.

Respectfully submitted,

 04/21/07

Juanita J. Rucker
Secretary
Woodstream Falls Condominium Association

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10. NEXT BOARD MEETING

The next Board Meeting will be April 21, 2007, at the Clubhouse.

11. ADJOURNMENT

Adjournment was at 11:00 AM.

Respectfully submitted,

 04/21/07
Juanita J. Rucker
Secretary
Woodstream Falls Condominium Association

**WOODSTREAM FALLS CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
April 21, 2006
Association Clubhouse
MINUTES**

1. CALL TO ORDER

The meeting was called to order by Jay Fluet at 9:03 AM.

2. ROLL CALL

Jay Fluet, Pansy Moore, Juanita Rucker, and Barry McConnell, Board members were present. Mitchell Powell and Joe Ryan from the PMCo were also present. Board Member Forrest DeYoung was absent from the meeting.

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 March 21, 2007. Notices were put up on all mail kiosks and also placed at each of the five entrances to the community.

4. DETERMINATION OF QUORUM

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

5. READING AND APPROVAL OF MINUTES

The Minutes from March 17, 2007, were perused by all Board Members and approved as of this meeting.

6. HOMEOWNER'S FORUM

7. REPORT FROM PROPERTY MANAGEMENT COMPANY

The Property Management Company presented the financials to the community. The documents discussed were as of April 30, 2007: the Balance Sheet, a Profit and Loss Budget vs Actual (January through April 2007) Expenses by Vendor Detail, Transaction Detail by Account (January through April 2007), Customer Balance Summary as of April 30, 2007, a Resume from Jerome Lau (a Building, Roofing and Waterproofing Consultant) along with his unsigned Contract and

General Conditions Draft Agreement. Also included in the handouts was the Sponsored Program Agreement between WFCA and the Regents of the University of Colorado on behalf of the University of Colorado at Denver and Health Sciences Center, along with a projected Scope of Work for energy modeling and HVAC System.

8. UNFINISHED BUSINESS

8.1 Status of Units R277 and R200:

8.1.a. Gary Tobey asked for a continuance for one month to complete negotiations on these two units.

8.2 Rules and Regulations:

The final of the Rules should be completed by the Committee and the attorney soon.

8.3 Status of W368:

The work in the rental of W368 is completed except for the damaged patio door. The Board agreed that the patio door would be replaced instead of paying more to have it repaired. The PMCo will work on the costs of repairing/replacing the patio door and present that information to the board next month.

8.4 Clips on doors frames for posting of communications with residents:

Project completed.

8.5 Parking System.

The parking situation is being investigated by the Board. How many spaces, identify deeded spaces and identify "empty" spaces.

8.6 Review of Bids for Courtesy Patrol Contract.

Voting will take place next month. The Board would like to reduce some of the courtesy patrols responsibilities and change the hours to adapt to the Communities needs. The Board has asked the Community patrol to add some afternoon hours to their schedule due to daytime burglaries.

8.7 CU Engineering Study Contract.

A Motion was made to sign the contract with CU, and was seconded. There were 3 on the Quorum and Forrest abstained. CU will be given a \$5000.00 deposit to do the work.

8.8 Replacement of Roofs Bids pending roof replacement

Jay Motioned to hire Jerry Lau as a consultant. The motion passed.

8.9 Repositioning of animal waste stations.

Tabled until next meeting.

8.10 Synergy Contract .

Jay motioned to hire Steward Boyer Engineering Corporation to replace Synergy for maintenance of the HVAC system at a cost of \$36,000 annually.

8.11 Insurance Policy:

Jay motioned to hire VanGilda as agent for the association.

9. NEW BUSINESS

9.1 When all the documents regarding landscaping have been prepared they will be passed out the Community.

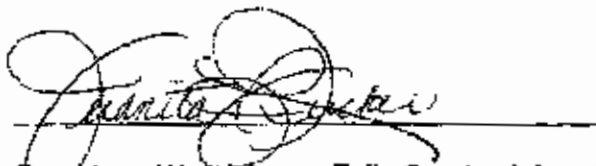
10. NEXT BOARD MEETING

The next Board Meeting will be May 19th 2007, at the Clubhouse.

11. ADJOURNMENT

Jay adjourned the meeting at 11:30 AM.

Respectfully submitted May 19, 2007.



Secretary, Woodstream Falls Condominium Association

**WOODSTREAM FALLS CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
May 19, 2007
Association Clubhouse
Minutes**

1. CALL TO ORDER

Jay Fluet, President, called the meeting to order at 9:00 AM.

2. ROLL CALL

Jay Fluet, President, Pansy Moore, Vice President, Juanita Rucker, Secretary and Barry McConneli, Member-At-Large, Mitchell Powell and Joe Ryan of the PMCo were present. Forrest DeYoung, Treasurer joined the meeting at 9:05 A.M.

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. Notices were put up on all mail kiosks and at each of the five entrances to the community.

4. DETERMINATION OF QUORUM

Present were all Board members constituting a quorum.

5. READING AND APPROVAL OF MINUTES

The minutes of April 21, 2007 were approved.

6. HOMEOWNER'S FORUM

7. PROPERTY MANAGEMENT REPORT

Mitchell Powell reported that we have \$452,000 in the account. He handed out: the Balance Sheet as of May 18, 2007 along with the Profit & Loss Budget vs. Actual from January through December of 2006 and January through May of 2007; Expenses by Detail dated May 2007 and the Customer Balance Summary as of May 31, 2007. As of today (May 19, 2007) \$73,000.00 in bad debt (mostly from foreclosures and none of those foreclosures are paying monthly dues.)

8. UNFINISHED BUSINESS

8.1 Status of Units R277 and R200: Gary Tobey, the association attorney, Unit R277 has requesting information from Mr. Tobey who will respond appropriately. There has been no response from R290 to date.

8.2 Rules and Regulations: Still pending.

8.3 Status of WFCA Unit W368: Work has been completed on the unit and it is now rentable.

8.4 Parking System: Jay wants to form a committee. He distributed flyers throughout the community and had minimal response.

8.5 CU Engineering Study Contract: The initial monies have been paid to CU to start the project. Only legal issues between CU's legal team and the association's attorney are pending. When completed, CU will perform their study.

8.6 Roof Replacement: Forrest had someone present who talked to the community regarding the foam spray application. Other Board members wanted more options and other presenters to present both sides to the community. The PMCo will set up both presenters to be available for the next board meeting on June 16th.

8.7 Waste Stations: Pending

9. NEW BUSINESS

9.1 June Clean Up with Bob Campbell.

9.2 Juanita presented the idea of a community garage sale which the community liked. A date will be picked after the PMCo finds out from the surrounding communities when they are having their garage sales so the dates do not conflict.

10. NEXT BOARD MEETING

The next board meeting before the community will take place on June 16, 2007 at 9:00 AM at the WFCA Clubhouse.

11. ADJOURNMENT

Jay adjourned the meeting at 9:55 AM.

Respectfully submitted this 16th day of June, 2007.


Secretary, Woodstream Falls Condominium Association

**WOODSTREAM FALLS CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
June 16, 2007
Association Clubhouse
Minutes**

1. CALL TO ORDER

Jay Fluet, President, called the meeting to order at 9:03 AM.

2. ROLL CALL

Board members Jay Fluet, President; Pansy Moore, Vice President; Juanita Rucker, Secretary; Forrest DeYoung, Treasurer and Barry McConnell, Member-At-Large were all present, Mitchell Powell and Joe Ryan of the PMCo were also present.

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. Notices were put up on all mail kiosks and at each of the five entrances to the community.

4. DETERMINATION OF QUORUM

All Board members were present constituting a quorum.

5. READING AND APPROVAL OF MINUTES

The minutes of May 19, 2007 were approved.

6. HOMEOWNER'S FORUM

7. UNFINISHED BUSINESS

7.1 R277 and 290: All documents have been produced to the attorney. No further information available.

7.2 Rules and Regulations: Currently finishing up draft.

7.3 Status of Unit 368: Rented

7.4 Parking System: We are still gathering information.

7.5 CU Engineering Study Contract - approved last month and going forward.

7.6 Roof Replacement. Two representatives have presented their recommendations for roof replacements. The Board must now have an engineer give bids and make a decision on what material we will be using and who will do the work.

7.7 Repositioning of animal waste stations. Completed

7.8 Community Clean-up day. The date for the community cleanup is June 23, 2007. Meet at the Clubhouse at 8:00 AM. Lunch will be provided.

7.9 Juanita Rucker suggested having a community garage sale. The date of the sale is July 7, 2007 on top of the garage. The PMCo will put an ad in the paper and signs will be posted around the community.

8. NEW BUSINESS

8.1 There will be additional workers interviewed for the maintenance staff.

8.2 The Association has redeemed Unit 367 for \$16,000.00.

8.3 CCS Community Covenant Services presented their report to the community

9. NEXT BOARD MEETING

The next board meeting before the community will take place on **July 21, 2007 at 9:00 AM** at the WFCA Clubhouse.

10. ADJOURNMENT

Jay adjourned the meeting at 9:55 AM.

Respectfully submitted this 20th day of July, 2007.


Secretary, Woodstream Falls Condominium Association

**WOODSTREAM FALLS CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
ASSOCIATION CLUBHOUSE
MINUTES OF July 21, 2007**

1. CALL TO ORDER

The meeting was called to order by Jay Fluet at 9:07 AM.

2. ROLL CALL

Jay Fluet, President, Pansy Moore, Vice President, Juanita Rucker, Secretary, and Barry McConnell, Member at Large were all present as well as Joe Ryan from the PMCo. Forrest DeYoung, Treasurer, and Mitchell Powell of the PMCo joined the meeting late.

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. 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 June 16, 2007, were perused by all Board Members and approved as of this meeting.

6. HOMEOWNER'S FORUM

7. OLD BUSINESS

7.1 Rules and Regulations: The Board accepted the Rules and Regulations as finalized by the Association's Attorney, Gary Tobey, Esq. The document will be sent out this month to the community before acceptance by the Board.

7.2 Unit W367: Deed has been received and work will be completed to make the unit livable.

7.3 Parking System: The Board is awaiting the remainder of the documents showing presently leased spaces from paying owners.

7.4 CU Engineering Study Contract - Analysis ongoing. CU will present their findings at the next board meeting.

7.5 Roof Replacement: Richard Boon completed the initial analysis and provided documents showing the present condition of the roofs. He will provide specs to the Association so the Association will be able to hire a contractor to do the work. One-third of the roofs are "dead", one-third have some "life" to them and one-third are live. The Board wants to get started immediately on repairing the roofs with the leaks first, then the dead roofs, live roofs and finally, the roofs that have the longest life in them. Options for the "dead" roofs will be provided at a special meeting of the board on August 4th.

Ferrost made a motion to put foam on the roofs as a temporary fix at a cost of \$8,800 per roof. Barry seconded . Motion did not pass. There will be a Special Meeting on August 4th to discuss roofing. Consultants for both the tar and gravel method and foam method will be present. The entire community is invited to attend this special meeting.

7.7 Community Garage Sale (July 7, 2007) was not successful. The Community failed to show up. Only 3 members of the community set up shop.

7.8 Community Clean up day (July 14, 2007) occurred and was successful. Participant's names will be published in the next newsletter. THANK YOU TO ALL PARTICIPANTS.

7.9 Balconies: Work began on the second and third floor balconies to update the community. The Board decided to start on the outside perimeter to give the property better curb appeal. Since this project is on-going we are experimenting with the first few balconies to determine how much time it will take for how many balconies and the costs associated with them. Once all information has been collected and verified, the Board will be able to hire a contractor to complete the project.

8.0 Covenant Community Services presented a report showing an unusual number of burglaries. The parties associated with those burglaries have been apprehended and no further break-ins have occurred.

9. NEW BUSINESS

There is no new business to discuss. The Board is hoping to complete the above mentioned projects before taking on any other projects, while still moving forward with the revitalization of the property.

10. MANAGEMENT COMPANY REPORT


The management company will provide a more complete report at the next monthly Board meeting.

11. NEXT BOARD MEETING

A Special Board Meeting will be held Saturday, August 4, 2007 at 9:00 AM with roofing Consultants to make presentations. The Community is Invited. The next regularly held Board meeting will be on August 18, 2007 at 9:00 AM at the Clubhouse of Woodstream Falls.

12. ADJOURNMENT Jay Fluet, President adjourned the meeting at 10:40 AM.

Respectfully submitted this 15th day of September 2007, by



Kianita J. Rucker, Secretary
Woodstream Falls Condominium Association

**WOODSTREAM FALLS CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
ASSOCIATION CLUBHOUSE
MINUTES OF August 18, 2007**

1. CALL TO ORDER

The meeting was called to order by Jay Fluet at 9:05 AM.

2. ROLL CALL

Jay Fluet, President, Pansy Moore, Vice President; Juanita Rucker, Secretary, Forrest DeYoung, Treasurer, and Barry McConnell, Member at Large were all present as well as Mitchell Powell and Joe Ryan from the PMCo.

3. NOTICE AND WAIVER OF NOTICE

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4. DETERMINATION OF QUORUM

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

5. READING AND APPROVAL OF MINUTES

The Minutes from July 21, 2007 and August 4, 2007 were not approved at this meeting.

6. HOMEOWNER'S FORUM

7. OLD BUSINESS

7.1 Rules and Regulations: A Motion was made by Barry to adopt the Rules and Regulations as finalized by the Association's Attorney, Gary Tobey, Esq. Seconded by Pansy. Copies will be made by an outside vendor to save time and money from the Association doing it. The document will be sent out this month to the community by mail to off-site owners and distributed to everyone in the community at their door.

7.2 **Roof Replacement:** The Board voted at the Special Meeting on August 4, 2007 to use the composite type roof (tar and gravel). Richard Boon, who did the analysis, will give the specs to the Board upon his return from out of town. Three contractors will be asked for a bid. Out of those bids the Board and community will pick the best contractor with the most reasonable bid. The PMCo believes that through private parties the Association may be able to get financing at 8.5% or 9.5% for a 15 year loan.

Forrest asked for finances from PMCo. PMCo stated that the Finance Committee should be responsible for those projections. Forrest has been provided all the materials and figures to state the actual costs of roof replacement, future income and look at the funding from the private parties.

7.3 **Unit W367:** The Association now owns W367, a 2 bedroom 1 bath unit. The windows and patio door need replacement. Weld-Jen windows has quoted a price of \$1,960 which is cheaper than the quote that Forrest received from Home Depot. The Board believes the renovation should be between \$5,000 and \$6,000

Motion by Jay to rent vs selling the Unit. Seconded by Barry. Motion unanimous to rent unit.

Motion by Barry that renovation should not exceed \$8,000 for all repairs/replacements. Seconded by Pansy. Motion unanimous by Board.

7.4 **Bid Status from Platte River Canyon (re full carpentry and paint on 450 balconies). Motion by Barry to accept Platte River Capital Project Inc's bid for the single sided replacement of patios, including materials for all the units facing Dayton (approximately 24 units). The Board will evaluate what balconies should be completed next. Seconded by Pansy. Unanimous vote from Board.**

The timeline for completion of the work the units facing Dayton should be approximately 2 weeks from the start date. The start date will be announced at a later time. The cost at this time should be approximately \$15,000.00.

7.5 **Parking Rentals:** Effective September 1, 2007, parking spaces have all been identified. Each unit has 1 deeded space. Additional spaces are for rent. Jay proposed that a homeowner can pay up front for a rented space for one year at \$100. The garage rental spaces are \$150 a year. All payments must be paid in advance

8. NEW BUSINESS

There is no new business to discuss. The Board is hoping to complete the above mentioned projects before taking on any other projects, while still moving forward with the revitalization of the property.

10. MANAGEMENT COMPANY REPORT

The management company provided the monthly financial reports.

11. NEXT BOARD MEETING

The next Board meeting will be on September 15, 2007.

12. ADJOURNMENT Jay Fluet, President adjourned the meeting at 11:40 AM.

Respectfully submitted this 15th day of September 2007, by



Juanita V. Rucker, Secretary
Woodstream Falls Condominium Association

**WOODSTREAM FALLS CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
ASSOCIATION CLUBHOUSE
MINUTES OF SPECIAL MEETING AUGUST 4, 2007**

1. CALL TO ORDER

The meeting was called to order by Jay Fliet at 9:05 AM.

2. ROLL CALL

Jay Fliet, President, Pansy Moore, Vice President; Juanita Rucker, Secretary, Forrest DeYoung, Treasurer, and Barry McConnell, Member at Large were all present as well as Mitchell Powell and Joe Ryan of the PMCo.

3. NOTICE AND WAIVER OF NOTICE

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4. DETERMINATION OF QUORUM

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

5. READING AND APPROVAL OF MINUTES

No minutes were read or approved at this meeting.

6. HOMEOWNER'S FORUM

Since this was not a regular meeting no homeowner's forum was held. Some homeowner's were present to attend the special presentations of two types of roofing materials: tar and gravel and foam, and to contribute to the forum on which roof would be the best for the community.

7. ROOFING PRESENTATIONS

Richard Boon gave a presentation on the pros and cons of a tar and gravel roofing system. He reiterated the information presented at the last board meeting of what life, live and dead roofs are. He explained how this type of roofing material would work on our flat roofs along with the processes involved. According to his analysis there are 34 "dead" (failed) roofs, 39 marginal 1-3 years from death) 36 "Live" roofs (approximately 3 years of life). His company, CSS does temporary repairs, but a contractor will need to be hired to do the permanent roofs. He provided approximate costs of tear off replacement, including new flashing, which would also have to be replaced at the same time. Some tear off of existing roofs will be necessary to guarantee the new life repaired roofs, but not all roofs will need to be completely torn off. Specs will be provided to the Board by October and the Board will then be able to find a contractor through the bidding process.

Also giving a presentation were Louis Burt and Bruce Freeman, representatives of the manufacturer, Roofing Systems of Colorado. They explained to the Board and the community the strengths and weaknesses of sprayed on foam and approximate costs associated with the work. They are relying on the analysis by Richard Boon to estimate costs. Again, a separate contractor that deals with foam will need to be hired, whether it is for temporary or permanent work on the roofs.

8. HVAC PRESENTATION

Messrs. Sean Wright and John Shepard of Colorado State University gave a progress report on the HVAC system. They will give the Board written results by the annual meeting in October.

Juanita Rucker made a Motion that the decision of the type of roofing should be made today to get the process started before cold weather sets in. Jay Fluett seconded the motion.

The Motion passed in favor of the tar and gravel roofing materials.

9. ADJOURNMENT

Jay Fluett, President adjourned the special meeting at 11:45 AM.

Respectfully submitted this 15th day of September, 2007, by


Juanita J. Rucker, Secretary
Woodstream Falls Condominium Association