

**WOODSTREAM FALLS CONDOMINIUM ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
June 21, 2008  
WFCA Clubhouse 9:00 AM

**1. CALL TO ORDER**

The meeting was called to order by Jay Fluet at 9:10 AM.

**2. ROLL CALL**

All Board members were present: Jay Fluet, President; Juanita Rucker, Secretary, Barry McConnell, Treasurer and Caryl Buckstein, Member at Large. Mitchell Powell of the Property Management Company was also in attendance.

**3. NOTICE AND WAIVER OF NOTICE**

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

**4. DETERMINATION OF QUORUM**

A quorum was present.

**5. READING AND APPROVAL OF MINUTES**

The May 2008 Minutes needed to have the auditor's spelling of his name corrected and the minutes were approved by the Board.

**6. HOMEOWNER'S FORUM**

**7. UNFINISHED BUSINESS**

7.1. The entire Board now has access to all banking information. The Scanner is in place as of July 10 and all ACH payments can be performed through Vectra Bank. At the end of July Citywide Bank's accounts with Woodstream Falls Condominium Association will be closed.

7.2 As of June 2, 2008, the community is operating on one chiller. Both chillers need a motor overhaul by the end of this season. The Board is awaiting Stewart Boyer's communication on his start date to repair chiller #2. This was initially scheduled for the end of this season, but we can now go forward with repairing it while chiller #1 is still operating.

7.3 The deck renovations are continuing and look great. Pictures will be provided to the community on the bulletin board outside the clubhouse.

7.5 Maintenance staff projects are have been continuing. The plus of all the hard work is that all breezeways are being power-washed, stairwells are being scraped, primed and painted. The maintenance crew has completed 10 out of the 24 worse stairwells. There is one worker as a summer hiring who picks up trash from 9 AM to 2:30 PM during the week.

**8. NEW BUSINESS**

The cable contract issue was tabled for this meeting. More research and pricing needs to be collected before we can present anything to the community. No decision has been made regarding Comcast, or any other provider.

**9. REPORT FROM COVENANT COMMUNITY SERVICES.**

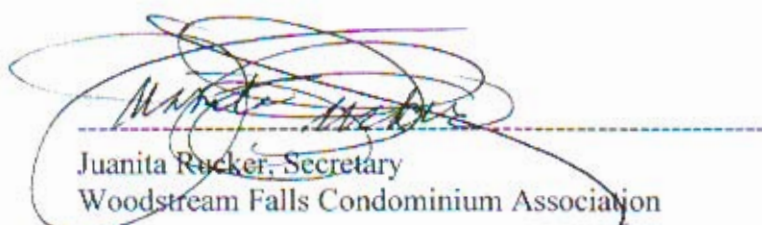
**10. REPORT FROM MANAGEMENT**

Mitchell Powell presented the financials. Our budget is on track and we are spending the community's money prudently.

**10. NEXT BOARD MEETING will be held in the Clubhouse at 9:00 AM on July 19, 2008.**

**11. ADJOURNMENT** was called by the President at 9:50 AM..

Respectfully submitted this 19th day of July, 2008.



Juanita Rucker, Secretary  
Woodstream Falls Condominium Association