

**WOODSTREAM FALLS CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING  
MINUTES OF March 15, 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 and the property management company were present: Jay Fluet, President; Pansy Moore, Vice President; Juanita Rucker, Secretary; Barry McConnell, Treasurer; Caryl Buckstein, Member at Large, and Mitchell Powell, Property Manager.

**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 to make any and all decisions in front of the community.

**5. READING AND APPROVAL OF MINUTES**

All minutes were approved from September, 2007 and January and February of 2008, by the Board.

**6. HOMEOWNER'S FORUM**

**7. UNFINISHED BUSINESS**

7.1 HVAC Update: Chillers are being prepared for summer. The Chillers were filthy and have been cleaned. We are waiting on parts for the backup pump. We are looking at new controls to make the Chillers more efficient at a cost of approximately \$45,000-\$80,000. The new controls will slow the system down when it's tolerable outside.

Gas prices have doubled even though our pricing is less than the average person's. We can expect another price increase this year from gas prices. This is another reason to get our system working more efficiently.

7.2 Roofing is continuing to be completed. No flashings have yet been finished on the roofs: Materials have been hard to get. Building ZZ, AA, BB, Z and R are completed excluding the flashing and deck replacement. The roofing company is now working on Buildings F and S. The

decks all need to be replaced. We can accomplish that possibly mid-April. A different crew will be here to rebuild the decks.

7.3 Stairwells: All the stairwell steps need to be revamped. The maintenance staff can complete that work in about two weeks. Barry is looking at the worst stairwells first to use as a sample. The bottom step is a separate issue. It should be completed by the end of April.

7.4 Fire Inspection Bid: the property management company is currently collecting bids to get the Clubhouse up to code. The fire system and alarms all need to be upgraded in order to function. The fire department said it will close down the clubhouse completely unless we bring it up to code. There needs to be a working sprinkler system and working fire alarm, to be monitored by a third party. The fire department wants this completed ASAP. After bids are collected we can pick a reputable company to get the Clubhouse up to code.

## 8. NEW BUSINESS

Maintenance priorities are the patios and balconies on the inside of the property, then staircases, and finally the bridges would be replaced with concrete.

8.2 Covenant Community Services Report was presented to the community. They are taking a more proactive part in the community and are trying to get the problem areas under control.

## 9. REPORT FROM MANAGEMENT


Mitchell Powell presented the financials. We presently have \$484,000 in the checking account and \$550,000 in a CD. The receivables are continuing to improve due to owner's keeping their dues current. The Auditor (referral from the new bank Vectra) is writing off some units at a loss to the community. However, it would be impossible to collect from some of these units. The Auditor is also working on the 2007 audit. There is no audit from 2006, only reconciliation report.

Motion by Barry to hire kids living on the property for the summer at \$7.50 an hour base rate to help clean up around the property. They could be hired through Maxx Labor Link.  
Seconded by Pansy.

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

11. ADJOURNMENT was called by the President at 10:00 AM.

Respectfully submitted this 19<sup>th</sup> day of April, 2008.

  
Juanita J. Rucker, Secretary  
Woodstream Falls Condominium Association

03/15/08 MINUTES APPROVED

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