

**WOODSTREAM FALLS CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING  
May 17, 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. Pansy Moore abstained as a Board Member throughout the meeting and represented the Property Management Company.

**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**

April 2008 minutes were approved by the Board.

**6. HOMEOWNER'S FORUM**

**7. UNFINISHED BUSINESS**

7.1. The treatment system is installed and completed. The controls are being evaluated to automatically set the cooling HVAC according to outside weather conditions.

7.2 The Heating/Cooling System will be switched the first week of June. The cooling change-over will occur at the beginning of the billing cycle with Excel Energy. This will save the community approximately \$10,000. Because the changes last year were completed during the middle or end of the monthly billing cycle, the community was charged the entire \$10,000 for the month. Excel Energy does not partial bill.

7.3. Phase 1 of the Roofing project has been completed. Splashguards will be purchased and placed under the new downspouts to drain properly. Expected completion of the splash guard project is mid-July.

7.4 The 2 new completed decks look great. Material will be here next week to begin the deck rebuilds.

7.5 The association acquired a powerwasher. This summer it will be used to clean all breezeways.

7.6 Patio enclosures: our goal is to have our maintenance people complete three or four patios a week. The landing railings will also need to be replaced.

## 8. NEW BUSINESS

Matt Greffin, an independent auditor provided the community with the status of the 2007 WFCA taxes. He reported that all finances are in order and upon completion of the final document, will be posted to the website.

There is going to be a new basketball court for the community.

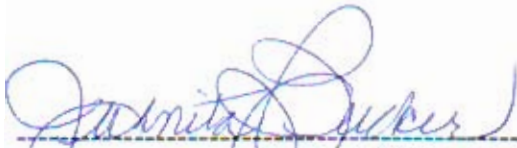
## 9. REPORT FROM MANAGEMENT

There was no financial report from the property management company.

10. **NEXT BOARD MEETING will be held in the Clubhouse at 9:00 AM on June 21, 2008.**

11. **ADJOURNMENT** was called by the President at 10:15 AM.

Respectfully submitted this 21st day of June, 2008.



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Juanita Rucker, Secretary  
Woodstream Falls Condominium Association