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**WOODSTREAM FALLS CONDOMINIUM ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**November 15, 2008**  
**Clubhouse 9:00 AM**

**1. CALL TO ORDER**

Jay Fluet called the meeting to order at 9:03 AM. Eleven homeowners in attendance.

**2. ROLL CALL**

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

**3. NOTICE**

The President announced the time, date and place of this Board meeting at the last Board meeting on Oct. 18, 2008. 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**

September & October minutes were approved as amended.

**6. HOMEOWNERS FORUM**

Several owners complimented the Board on their accomplishments for 2008. Homeowners were reminded that the monthly Board meetings are conducted in front of the community to maintain transparency of Association business and decisions. The Board allows participation in discussions because they value the input of the community; however, it was reiterated that the Board of Directors makes all decisions.

**7. UNFINISHED BUSINESS**

**7.1** Management Company Bids: Two Management Companies provided bids. One is being considered. One company's fees included the Association employing onsite staff to handle daily tasks leaving the management company to handle only the books and pay bills. In addition to their monthly fee they would also charge an additional costs for newsletters, statements, and regulation enforcement at an hourly rate. The board declined the bid. A third Management Co declined to bid citing they do not manage distressed properties.

**7.2** Annual meeting proxy recruitment: The Board of Directors is seeking interested individuals to serve on the Board. A request was made to submit a document that shows interests

and any qualifications that you would like to share with the community to assist them with their vote.

**7.3** Contract renewals: Contracts for snow plow, Comcast, and medical for staffscapes employees were renewed.

## **8. NEW BUSINESS**

**8.1** Landing Work Status: Landing work will be completed by end of November, 2008. This work will prevent leaks from rain or snow from coming inside of the units. Some of the leaks perceived as roof leaks have actually been a result of deteriorating landing materials.

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

**9.1** Monthly Courtesy Patrol Report Overview.

## **10. REPORT FROM MANAGEMENT**

In a new monthly practice, McConnell provided an overview of the Profit and Loss and Balance sheet documents. The community members attending the Board meeting were also provided copies. Financials will be posted to the woodstreamfalls website by the end of November, 2008.

## **11. ADJOURNMENT**

Adjournment was at 10:21 AM.

## **12. NEXT MEETING**

December 20, 2009, 9:00 a.m. Clubhouse

*Caryl Buckstein*

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Respectfully Submitted, Acting Secretary, Caryl Buckstein