

**WOODSTREAM FALLS CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS REGULAR MEETING MINUTES**

**November 19, 2011
Clubhouse 9:00 a.m.**

8:00 a.m. Executive Session:

Regular Meeting

1. CALL TO ORDER

President Crumpton called the meeting to order at 9:15 AM. Three homeowner's attendance.

2. ROLL CALL

The Board of Directors Present: Erica Crumpton, President, David Frazier, Vice President, Joyce Taylor, Member-At-Large, Boris Lipkind, Member-at-Large, Pansy Moore-Secretary, Managing Agent

3. NOTICE

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

Reading of the Minutes – The September minutes were approved

6. UNFINISHED BUSINESS

6.1 NONE

7. NEW BUSINESS

7.1 Annual Meeting Status- No interest expressed in filling the vacant Board seat. The annual budget was not approved at the annual meeting. The Board tabled the topic to discuss at the November Executive Session. Attendance at the annual meeting was 13 including the four-member Board. The 30-minute meeting covered topics from homeowners that included HVAC, vandalism by renters and their guests, and encouraging landlords/owners to be proactive in visiting their property, communicating the regulations to their tenants, all of which will assist with maintaining a safe environment. Additionally they are taking ownership in increasing the property values.

7.2 **2012 Budget** – The Board approved the 2012 budget. The Budget is posted on the website. The dues remain unchanged for another year.

7.3 **Lighting Bldg T area-** New lighting was installed between bldgs that contain dark areas. It was discovered that youth and adults were able to hide from authorities in these areas. The residents were also uncomfortable with the dark areas. The maintenance manager and Board members living onsite will work to develop a list of other dark areas that would benefit from lighting. An assessment will be made detailing wiring required to light these areas. While we cannot stop crime or acts of a criminal nature, we can be proactive in deterring individuals from hiding on the property from authorities.

8. REPORT FROM MANAGEMENT

8.1 Financials are posted on the website.

9. HOMEOWNERS FORUM

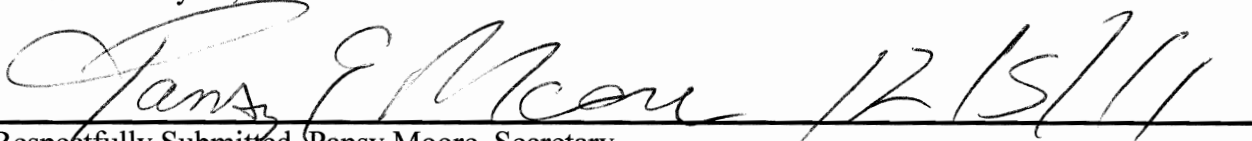
1) #94- Geffre was delinquent on his dues, a lien was placed on his property and legal fees assigned in accordance with the regulations for collection procedures. The owner made a request for the Board to waive the legal fees as he stated he did not receive a final notice of delinquency. The mail was returned to the Association indicating occupant was no longer at the address of record. The owner states they reside at the address of record. He updated his contact data after receipt of the collection letter from the Association's attorney. The Board advised that dues are payable the first of the month, delinquent the 2nd day and late fees due after the 15th in accordance with the governing documents. The Board's expectation is that the regulations are followed and enforced. Owners are responsible for making timely payments and are aware dues are to be paid the first of each month. The Board voted on waiving the legal fees based upon the inability to locate the return mail notice. The vote was as follows: Two in favor of waiving dues, 1 against, 1 abstention. The legal fees were waived with a warning the future infractions of delinquency will not yield the same result.

10. ADJOURNMENT

Adjournment was at 9:50 A.M.

11. NEXT MEETING

The Board determined that there will not be a meeting held in December. The next meeting will be held January 21, 2011 at 9:00 a.m.


Respectfully Submitted, Pansy Moore, Secretary