

**WOODSTREAM FALLS CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
October 18, 2008
WFCA Clubhouse 9:00 AM**

1. CALL TO ORDER

The meeting was called to order by Jay Fluet at 9:20 AM.

2. ROLL CALL

Board members present: were Jay Fluet, President; Pansy Moore, Vice-President; Juanita Rucker, Secretary, and 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

A board meeting was held on October 18, 2008 on short notice, wherein the community was advised that there were time constraints on pressing business. 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 September 2008 Minutes were not approved at this time.

6. HOMEOWNER'S FORUM

7. UNFINISHED BUSINESS

7.1 Termination of management company: **Jay made a Motion to remove Mitchell Powell as the Property Management Company . Motion was seconded by Barry. Vote was unanimous.**

7.2 Tabled.

7.3 Final payments. Final payment has been made to Richard Boon after he signed off on the roofing project. All permits on the roofing project have been received, Richard Boon approved the final inspection of the project and final payments were made to WeatherSure (Roofing Company).

7.4 As the community is aware, last month the Board redeemed the property of Unit 311. The decision has been made to rent this unit to a police officer at a reduced rate in order to have a presence on the property. He will have an off duty permit.

7.5 A homeowner suggested utilization of the clubhouse (interior) as a commercial property. The discussion centered around the costs and liability to the community. **Barry made a motion that we do nothing with the interior until the other projects are finished. Motion was approved unanimously.** The discussion of the renovation of the clubhouse has been tabled until 2010.

8. NEW BUSINESS

8.1 Gardening. The Board has opened up a contest to the community to landscape the area around the new look of the outside of the clubhouse. Information and ideas can be presented to the board by dropping off information at the WFCA office. More information will posted on all mail kiosks.

9. REPORT FROM COVENANT COMMUNITY SERVICES.

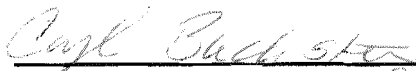
Monthly Courtesy Patrol Report review before the community presented Mike Gargaro.

10. **REPORT FROM MANAGEMENT** There was no report by the property management company at this meeting.

10. **NEXT BOARD MEETING is the Annual Board Meeting on October 30, 2008, 7:00 PM at Overland High School.**

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

Respectfully submitted,



~~Juanita J. Rucker, Secretary~~
Woodstream Falls Condominium Association

Caryl Buckstein, Acting Secretary CSB