

WOODSTREAM FALLS CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
September 5, 2006 10:00 PM

2006 *J.H.*

FIRST MEETING OF NEW BOARD

I. The first meeting of the Board of Directors (Board of Managers) was held directly after the election of replacement Directors. The new Directors were: James Hazel, Nancy Calahan, Jay Fluet, Forrest DeYoung, and Juanita Rucker. Nancy Calahan called the meeting to order.

II. Juanita Rucker acted as Secretary. All of the new Directors were present and waived notice of the meeting by their presence. Gary Tobey was invited to attend and assist as attorney.

III. The board elected the following officers:

President	James Hazel
Vice President	Jay Fluet
Treasurer	Nancy Calahan
Secretary	Juanita Rucker
Member at Large	Forrest DeYoung

IV. President James Hazel presided. He opened the Owners Forum for Owners' comments on the distributed agenda for the meeting. Among the questions and answers were the following: Will the Board meet to suspend the special assessment or have a meeting of homeowners to get opinions? The Board will address the special assessment immediately. Will Wayne Mueske stay on as our maintenance supervisor? Jay Fluet explained that Wayne has been asked by the new Board to meet with them about continuing his employment here at Woodstream. Where do the dues go? The Board will talk to Westwind to continue for at least 60 days and all dues should be sent to Westwind until other arrangements are made. Christian Thompson stated that we need to put together a common strategy and communicate to the community about what happened with the Board and get it out within 48 hours. The Board should retain an attorney or CPA regarding the transfer of assets. A State Representative can be a watchdog.

V. Continued meeting of the Board.

Forrest DeYoung moved that the Board revoke the special assessment previously passed to renovate the current heating and cooling system. Juanita Rucker seconded the motion. By unanimous vote, the Board REVOKED the Special Assessment passed by the Board on June 17, 2006.

Financials: Nancy Calahan moved that Jay Fluet talk with Westwind about continuation or transition. Juanita Rucker seconded and the Board passed unanimously.

The Board then discussed and decided to form a Financial Committee to help in the transition. The President appointed Nancy Calahan to head the Committee. Nancy requested that Christian Thompson be a member of the Financial Committee and the Board approved.

The Board discussed having Association employees. Gary Tobey advised that it is preferable for the Association to not have employees and to evaluate having independent contractors if possible.

Nancy Calahan suggested that the Board set another Board meeting and put the rest of the items on the agenda for the next meeting due to time constraints.

The President adjourned the meeting at 10:45 PM.

The Board invited all homeowners to the next Board meeting scheduled at 8:00 AM Saturday, September 9, 2006 at the Clubhouse on the property.

Respectfully submitted,



Juanita Rucker, Secretary

09/16/06
Date