

**WOODSTREAM FALLS CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING  
September 20, 2008  
WFCA Clubhouse 9:00 AM**

**1. CALL TO ORDER**

The meeting was called to order by Jay Fluet at 9:00 AM.

**2. ROLL CALL**

Board members present: Jay Fluet, President; Pansy Moore, Vice-President; Juanita Rucker, Secretary, and Barry McConnell, Treasurer. Caryl Buckstein, Member at Large, was not present. Mitchell Powell of the Property Management Company was also in attendance.

**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**

The August 2008 Minutes were approved with a few changes.

**6. HOMEOWNER'S FORUM**

**7. UNFINISHED BUSINESS**

7.1 Budget: Mitchell Powell (PMC) was to have the budget prepared for this meeting but the budget was incomplete at this time. He said he will have the budget for 2009 prepared by the annual meeting.

7.2 HVAC Chiller Status: .The chillers are being cleaned as of this meeting and the heat will be turned on by Monday morning. It will take approximately eight hours for the boiler to heat the water but the community should have full heat by Monday night.

7.3 Richard Boon said he will have completed and approved all roofs and decks projects by the end of this month. All inspections and approved must be completed before there is final payment to WeatherSure Roofing Company.

7.4 Dish Satellite Network: an inspection was done by Dish Network. Comcast Cable has had equipment on the property since 1994 and own all the equipment and underground cable. They said they can exercise their ownership to remove the underground cable unless WFCA and Comcast can negotiate a reasonable contract. Negotiations are continuing.

7.5 Clubhouse exterior is having new siding put on it. It will then be painted. This is part of the renovation plan to cosmetically change the appearance of the clubhouse. to increase curb appeal.

7.6 Redemption of Unit 311. The Association has redeemed Unit 311 and is presently looking for a renter.

## **8. NEW BUSINESS**

8.1 The Board would like to hire the auditor, Matthew Griffin, of Griffin Consulting, P.C., that the association used for the 2006 and 2007 tax returns, to keep on top of the books and financials. Barry made a MOTION to hire the auditor for \$2,300.00 annually. Motion made by Jay to hire the auditor, Barry seconded. Motion passed.

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

Monthly Courtesy Patrol Report reviewed before community by Mike Gargaro.

## **10. REPORT FROM MANAGEMENT**

10. NEXT BOARD MEETING will be held the annual meeting on October 30, 2008, 7:00 PM at Overland High School.

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

---

Juanita Rucker, Secretary  
Woodstream Falls Condominium Association