

Woodstream Condominium Association, Inc.
Board of Directors Meeting Minutes
January 18, 2023 at 6:00 PM
Via Zoom

Board members present: Kevin Rusch, Ashraf Saad, Tom Payn, Paul Gremse and David Minary.

CPMG Staff: Debra Vickrey, AMS, PCAM - Association Manager

Meeting called to order at 6:00 PM by Kevin Rusch. Quorum of the Board of Directors established. Minutes were taken and transcribed by Debra Vickrey.

Approval of Board Meeting Minutes: October 5, 2022

- **Motion** to approve the minutes as presented was made by Kevin Rusch, seconded by David Minary and passed unanimously.

President's Report: Kevin Rusch

- Kevin gave an update on the continued hot water issues affecting several buildings, including his. The repairs have been completed and the hot water is restored.
- He told homeowners the Board had not yet decided about how to open the laundry rooms and keep them safe, clean and prevent unwanted activity.
- Kevin explained that the current budget, as presented, needed to be reworked and adopted again to satisfy potential lenders for future sales. This will not affect the current rate of dues.

Manager's Report:

- Debra gave a summary of activities.
- There was discussion about the violation inspections and reports.

Contracts:

- **Motion** to approve the Pinnacle Forensic proposal in the amount of \$5,000 to begin the process of studying the HVAC system to create options for replacement was made by Kevin Rusch, seconded by Paul Gremse and passed unanimously.
- **Motion** to approve the Griffin Group 2022 tax/audit proposal in the amount of \$3,250 was made by Paul Gremse, seconded by Kevin Rusch and passed unanimously.
- No action taken on the CP&M/Higgins or Knott Engineering proposals to evaluate the staircase structures. The Board will review the materials at a later date.
- Debra informed the Board that two proposal had been received for the property lighting improvements and we are awaiting a proposal from one more contractor.

Financials/Legal:

- **Motion** to accept the September – December 2022 financials, as presented by Mayez Haider, subject to audit was made by Kevin Rusch, seconded by Paul Gremse and passed unanimously.
- **Motion** to enter a bid for Z420 with the Public Trustee, if required to recover the outstanding dues owed of approximately \$22,000 and to authorize Kevin Rusch to sign any document required for such action was made by Paul Gremse, seconded by Tom Payne and passed unanimously.

Discussion Items: None

Architectural Requests: None

Correspondences: None

Homeowner Forum: 13 attendees

- Maintenance items were brought to the attention of the Board and CPMG, especially related to snow removal over the past month.
- Concerns were raised about residents who leave doors and windows open during the very cold weather adding to the cost of utilities.
- Several owners thanked the board for the recent increase in evictions of problem tenants.
- There were questions about the status of the laundry rooms and when they may be opened again. The Board will be discussing options for a resolution.

Adjournment: 7:05 PM

Executive Session: Meeting called to order by Kevin Rusch at 7:10 PM. All members of the Board and Debra Vickrey were present.

- Employee salaries
- Insurance claim negotiation

Adjournment: 8:03 PM

Board actions between meetings:

- The Board approved the 2023 CPMG contract in the amount of \$108,120.
- The Board approved the Arapahoe Fire Protection proposal in the amount of \$5,557.61 for repairs to the fire system.
- The Board approved the CP&M & Higgins Engineering proposal in the amount of \$18,550 for a safety and priority evaluation of the building staircase to establish a repair plan.

Minutes approved:



Kevin Rusch, President

5/3/2023
Date