

**Woodstream Condominium Association, Inc.**  
**Board of Directors Meeting Minutes**  
**January 19, 2022 at 6:00 PM**  
**Via Zoom**

**Board members present:** Kevin Rusch, Ashraf Saad, Tom Payn, and David Minary

**Board members absent and excused:** Kahlea Qualls

**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:** None from previous meeting

**President's Report:** Kevin Rusch

- Kevin provide a summary of the recent water line breaks and disruption of services.
- He gave a report on the inspection with an electrician to begin the process of lighting repairs and improvements for the property, and the possibility of rebates that may be available.
- The security of the laundry rooms is an ongoing issue and the Board is working toward more secure doors, cameras, and electronic locking systems.
- Kevin covered recent security issues, including the identification of stolen vehicles on the property.

**Manager's Report:**

- Debra gave a summary of activities.

**Contracts:**

- **Motion** to approve the Escobar Lawn Services 2022 contract in the amount of \$22,700 was made by Kevin Rusch, seconded by David Minary and passed unanimously.
- **Motion** to approve the Long proposal in the amount of \$5,853.40 for repairs to boiler #2 was made by Kevin Rusch, seconded by Ashraf Saad and passed unanimously.
- **Motion** to approve the Long proposal in the amount of \$3,475 for HVAC system updates and maintenance was made by Kevin Rusch, seconded by Tom Payn and passed unanimously.
- No action taken on the WDR Construction proposal to replace laundry room doors. Board is awaiting another proposal.

**Financials/Legal:**

- **Motion** to accept the December 2021 financials prepared by Mayez Haider, subject to audit, was made by Kevin Rusch, seconded by Tom Payn and passed unanimously.

**Discussion Items:**

- The Board reviewed the state required governing policies provided by the HOA attorney. Policies will be mailed to owners for comment before adoption.
- The Board discussed suggested parking rule changes proposed by Kevin Rusch. No decisions were made at the meeting. The topic will be explored further by the Board.

**Hearings:** None

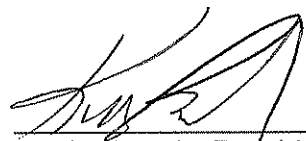
**Homeowner Forum:** 19 attendees

- There was significant discussion about the need to paint and properly identify parking spaces.
- Owners reported problems with vehicles being stolen and parts being removed.
- Concerns about the issues related to the laundry room were expressed, including the homeless using the rooms and vandalism.
- Suggestions were made for possible recreation option for the new concrete above the parking garage.
- An owner suggested that perhaps owners could participate in landscape improvements in the community.

**Adjournment:** 7:12 PM

**Next meeting:** February 16, 2022 at 6:00 PM

Minutes approved:

  
Kevin Rusch, President

2/18/2022  
Date