

**Woodstream Condominium Association, Inc.**  
**Board of Directors Meeting Minutes**  
**May 17, 2023 at 6:00 PM**  
**Via Zoom**

**Board members present:** Kevin Rusch, President, Paul Gremse and David Minary

**Board members absent and excused:** Ashraf Saad and Tom Payn, Vice President

**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: May 17, 2023**

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

**President's Report: Kevin Rusch**

- Kevin gave an update on the lighting replacement project which has begun.
- He summarized the activities involved in the camera installations, starting with the laundry rooms.
- There was discussion about the chiller being inoperable at this time and the replacement cost being \$425,000. The Board is considering options. They are working with an engineer about a replacement for the HVAC system before deciding on the chiller repairs.
- Kevin spoke about the process underway to replace the building staircases with priority on the first ones identified by the engineer for the most need to be replaced.
- Kevin gave notice that he is in the process of moving from the property and will be resigning from the Board.

**Manager's Report:**

- Debra gave a summary of activities.
- She announced that road work will begin as soon as the weather allows for repairs and restriping.

**Contracts:**

- **Motion** to approve the Fence Consulting proposal in the amount of \$9,365 to repair the chain link fencing about the garage and add pedestrian gates as made by Kevin Rusch, seconded by David Minary and passed unanimously.

**Financials/Legal:**

- **Motion** to accept the March 2023 financials, as presented by Mayez Haider, subject to audit was made by Kevin Rusch, seconded by Paul Gremse and passed unanimously.

**Discussion Items:**

- CPMG presented suggestions for revision to the Covenant Enforcement Policy. The Board will discuss and provide direction at a later date.
- CPMG presented suggestions for revision to the Architectural Standards for the purpose of creating consistency in several areas. The Board will discuss and provide direction at a later date.

**Architectural Requests:** None

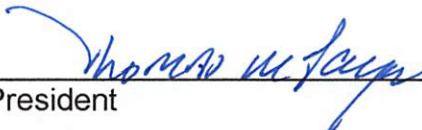
**Correspondences:** None

**Homeowner Forum:** 13 attendees

- Maintenance items were brought to the attention of the Board and CPMG.
- Owners had questions about how the priorities were set for camera locations and requested more attention to the garage area.
- There were complaints about the landscaper just mowing weeds because the landscaping has been ignored.
- There were inquiries about tree trimming which has not yet been scheduled.
- An owner made a suggestion, and has a contact, to provide crime prevention events for the community.
- Recent rains and roof leaks were discussed.

**Adjournment:** 6:51 PM

Minutes approved:

 7-28-2023  
President Date