

**Woodstream Condominium Association, Inc.**  
**Board of Directors Meeting Minutes**  
**October 5, 2022 at 6:00 PM**  
**Via Zoom**

**Board members present:** Kevin Rusch, Ashraf Saad, Tom Payn, and David Minary.  
Kahlea joined the meeting at 7:00 PM

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

Meeting called to order at 6:05 PM by Kevin Rusch. Quorum of the Board of Directors established. Minutes were taken and transcribed by Debra Vickrey.

**Approval of Board Meeting Minutes:** August 17, 2022

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

**President's Report:** Kevin Rusch

- Kevin gave a summary of the upcoming light repairs.
- He spoke about the 11 units owned by the HOA being renovated and ready for sale.
- He commented that a property fence is needed to really get control over unwanted activities.
- Kevin talked about the state of the HVAC system and the costs for other options to the current infrastructure.

**Manager's Report:**

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

**Contracts:**

- No action taken on the CPMG Management Agreement.
- **Motion** to approve the DACS proposal in the amount of \$7,020 for restriping with the condition that including the parking garage spaces and speed bumps would not exceed \$9,500 total was made by Kevin Rusch, seconded by Ashraf Saad and passed unanimously.
- No action taken on the Long contract to replace a chiller. Board directed CPMG to solicit proposals for a feasibility study of the HVAC system.

**Financials/Legal:**

- August and September financials were not available for review.
- **Motion** to adopt the 2023 Budget with a 10% dues increase was made by Kevin Rusch, seconded by Tom Payne and passed unanimously.

**Discussion Items:**

- **Motion** to adopt the Revised Parking Rules, with minor modifications, was made by Kevin Rusch, seconded by Tom Payne and passed unanimously.
- The Board directed CPMG to acquire two proposals from qualified general contractors to recommend options for gates at the upper level that will meet the fire department regulations.

**Architectural Requests:** None

**Correspondences:** None

**Homeowner Forum:** 15 attendees

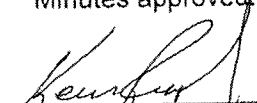
- Maintenance items were brought to the attention of the Board and CPMG.
- Continued concerns about the homeless on the property was expressed.
- There were requests for grass and landscape improvements in areas that have become all dirt.
- An owner commented on all the small trash throughout the property and that the drain are never cleaned.
- Questions about recycling.

**Adjournment:** 7:30 PM

**Executive Session:**

- Attorney client discussion.
- Violation fines.

Minutes approved:

  
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Kevin Rusch, President

1/25/2023  
\_\_\_\_\_  
Date