

Woodstream Condominium Association, Inc.
Board of Directors Meeting Minutes
April 20, 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: March 16, 2022

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

President's Report: Kevin Rusch

- Kevin reported that the pool would not be opened this season because we were unable to get contractors with available time for the work needed to make it operable.
- He provided an update on the garage repairs, including some discussion about a process to determine appropriate recreation activities for the concreted area above the garage.
- Kevin announce the board will be going to every other month board meetings, with work sessions in between to cover a number of topics the board needs to explore for community improvements.
- He discussed the integration of electronic locks for the laundry rooms, with the hope of using the same system on other areas of the property once WiFi is available.

Manager's Report:

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

Contracts:

- **Motion** to approve the All American Drain proposal in the amount of \$12,750 was made by Kevin Rusch, seconded by David Minary and passed unanimously.
- **Motion** to approve the States Security 2022 contract, with a rate increase, was made by Kevin Rusch, seconded by David Minary and passed unanimously.
- **Motion** to approve the rate increase for HOA attorney Charlene Hunter was made by Kevin Rusch, seconded by David Minary and passed unanimously.

Financials/Legal:

- **Motion** to accept the March 2022 financials prepared by Mayez Haider, subject to audit, was made by Kevin Rusch, seconded by Ashraf Saad and passed unanimously.

Discussion Items: None

Correspondences:

- The Board took under advisement the requests for towing reimbursements from two residents. Once a decision is made the owners will be notified.

Homeowner Forum: 15 attendees

- There was discussion about all the trash blowing around the complex and residents dumping trash off the balconies. Maintenance has been given the task of daily trash pick-up.
- The suggestion was made that this is the time of year to plant grass seed in the bare areas. Other landscaping options were suggested using less water and that have a higher likelihood of survival.
- An owner made comment that they are happy to see some things around the property improving.

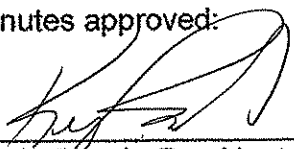
Adjournment: 6:45 PM

Next meeting: TBA

Board actions between meetings:

- The Board approved the 2022-2023 insurance renewal with Assured Partners in the total amount of \$281,043 for all policies.
- The Board approved the Blackfeet Lighting proposal for light replacements in the garage.
- The Board approved the CSC Services 8-year contract to lease and replace the washer/dryers in all six laundry rooms. The equipment will take 90 days to be delivered.
- The Board approved the architectural request from unit Z408 for window replacements.
- The Board approved the Long proposal in the amount of \$24,388.19 for repairs to the HVAC system.
- The Board approved the request from J113 for window and patio door replacements.

Minutes approved:


Kevin Rusch, President

7/1/2022
Date