

Woodstream Condominium Association, Inc.
Board of Directors Meeting Minutes
June 15, 2022 at 6:00 PM
Via Zoom

Board members present: Kevin Rusch, Ashraf Saad, Kahlea Qualls, and David Minary

Board members absent and excused: Tom Payn

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

Meeting called to order at 6:04 PM by Kevin Rusch. Quorum of the Board of Directors established. Minutes were taken and transcribed by Debra Vickrey.

Approval of Board Meeting Minutes: April 20, 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 chillers will be coming on soon. We are awaiting the contractor to do a repair.
- He expressed his frustration in dealing with the Denver Police related to homeless trespassing on the property.
- The camera installations are still in process difficult finding a contractor for the hardware portion of the install.

Manager's Report:

- Debra gave a summary of activities.
- There was discussion about the violation inspections and reports.
- She provided an update on the current legislation that was signed by the Governor and the major changes for how the HOA's will operate moving forward.

Contracts:

- No action taken on the WDR Construction garage staircase proposal. The Board requested additional bids.
- No action taken on the electronic locks for the laundry room because the vendor does not believe they will withstand the current level of vandalism of the hard locks.

Financials/Legal:

- **Motion** to accept the April and May 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: None

Homeowner Forum: 18 attendees

- Maintenance items were brought to the attention of the Board and CPMG.

Adjournment: 6:40 PM

Executive Session:

Meeting called to order By Kevin Rusch at 6:45 pm. Quorum of the Board established.

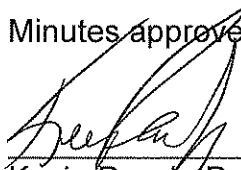
- Contract negotiations

Adjournment: 7:37 PM

Board Actions Between Meetings:

- The Board approved the architectural request for unit J122 for window replacement with the condition "no grids".

Minutes approved:



Kevin Rusch, President

8/17/22
Date