

Windsong Condominiums Association
Board of Directors Meeting Minutes
Meeting held in the East Clubhouse
January 22, 2018

Meeting called to order at 6:00 p.m. by Dianne Stains. Quorum of the Board of Directors established. Minutes were taken and transcribed by Debra Vickrey.

Board members present: Dianne Stains, Bruce Goldberg, Elizabeth McGuire, and Shelby Crump

Board members absent & excused: Dwain Irvan

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

Meeting Minutes: November 20, 2017

- **Motion** to approve the meeting minutes was made by Dianne Stains, seconded by Bruce Goldberg and passed unanimously.

President's Report: None

Association Managers' Report: Debra Vickrey

- Debra gave an update on daily operations.
- She gave an update on the status of the roof claim.

Homeowner Forum – 3 attendees

- A request was made to get ice buckets back at the clubhouses.
- Concerns were raised about the speeding in the community.

Discussion Items: None

Contracts:

- **Motion** to ratify the Board's approval of the WDR Construction proposal in the amount of \$21,217.82 for major concrete and brick repairs at units 205 & 206 was made by Dianne Stains, seconded by Shelby Crump and passed unanimously.
- **Motion** to approve the SavATree 2018 plant care proposal in the amount of \$9,520.00 plus an additional \$18.50 per crabapple tree inside patios for fruit reduction treatment was made by Dianne Stains, seconded by Shelby Crump and passed unanimously.
- No action was taken on the tennis court proposals. There will be a discussion with homeowners at the annual meeting.
- **Motion** to ratify the Board's approval of the Assured Partners insurance renewal in the amount of \$174,105 was made by Dianne Stains, seconded by Bruce Goldberg and passed unanimously.

Financials/Legal:

- **Motion** to approve the November and December 2017 financials prepared by CPMG, subject to audit, was made by Dianne Stains, seconded by Shelby Crump and passed unanimously.
- **Motion** to send the following accounts to attorney Moeller Graf for collections was made by Bruce Goldberg, seconded by Dianne Stains and passed unanimously:
 - Unit 2102
 - Unit 1902

Architectural Requests:

- **Motion** to ratify the Board's approve of the request from unit 505 to replace the windows was made by Dianne Stains, seconded by Shelby Crump and passed unanimously.
- **Motion** to ratify the Board's approve of the request from unit 1509 to replace the patio door made by Dianne Stains, seconded by Shelby Crump and passed unanimously.
- **Motion** to ratify the Board's approval of the request from unit 1001 for window replacements was made by Dianne Stains, seconded by Shelby Crump and passed unanimously.

Correspondences: None

Hearings:

- **Motion** to assess the fines for the following units was made by Dianne Stains, seconded by Elizabeth McGuire and passed unanimously;
 - Unit 1004 – 2nd violation oil stain
 - Unit 1503 – 2nd violation pet off leash
 - Unit 2306 – 2nd violation noise
 - Unit 2306 – 2nd violation storage on front entry
 - Unit 3009 – 2nd violation storage around patio
 - Unit 3105 – 2nd violation loose cables
 - Unit 3108 – 2nd violation pets tethered on patio
 - Unit 3302 – 2nd violation oil spill
 - Unit 3306 – 2nd violation oil spill
 - Unit 3803 – 2nd violation storage on patio
 - Unit 3810 – 3rd violation storage on front entry
- **Motion** to waive the fines for the following units was made by Dianne Stains, seconded by Elizabeth McGuire and passed unanimously:
 - Unit 3210 – 2nd violation rugs on fence

Adjournment: 6:58 p.m.

Executive Session: Dianne Stains called meeting to order at 7:05 p.m. Quorum established.

- Insurance claim negotiations

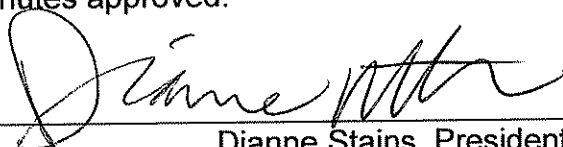
Adjournment: 7:20 p.m.

Record of Board Actions approved between meetings:

- The Board unanimously approved the WDR Construction proposal in the amount of \$5,796.55 for a window well replacement at unit 1304 on 01.23.18.
- The Board unanimously approved the WDR Construction contract in the amount of \$2,436,986.46 for roof replacements on 02.06.18.
- The Board unanimously approved a Special Assessment in the amount of 1.6 million dollars to cover the deductible and depreciation for the roof claim on 02.06.18.
- The Board unanimously approved a payment plan for unit 206 on 02.26.18 per a recommendation from the Association attorney.
- The Board unanimously approved an Architectural request from unit 3702 to replace windows on 02.28.17.
- The Board unanimously approved the Architectural request from unit 1505 for an antenna on 03.06.18.
- The Board unanimously approved an Architectural request from unit 1001 to replace a window and door on 03.13.18.

Next Meeting: Annual meeting March 26, 2018 at 6:00 pm in the East Clubhouse.

Minutes approved:



Dianne Stains, President

4-9-18

Date