

Windsong Condominiums Association
Board of Directors Meeting Minutes
Meeting held in the East Clubhouse
January 28, 2019

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, and Shelby Crump

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

Meeting Minutes: November 26, 2018

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

President's Report: None

Association Managers' Report: Debra Vickrey

- Debra gave an update on daily operations.
- She reported on the recommendations from the insurance company related to fire prevention.

Homeowner Forum – 2 attendees

- There were questions about why the minutes took so long to be posted to the website.

Discussion Items:

- No action was taken on the Reserve Study draft. Debra explained how the funding is calculated. The Board agreed to review and send changes for a final version.
- The Board directed CPMG to have a ballot prepare for a homeowner vote regarding the tennis courts.

Contracts:

- **Motion** to approve WDR Construction proposal in the amount of \$5,746.15 for dumpster repairs was made by Dianne Stains, seconded by Bruce Goldberg and passed unanimously.
- **Motion** to approve the SaveATree 2019 proposal in the amount of \$8,590.00 for plant health care was made by Dianne Stains, seconded by Bruce Goldberg and passed unanimously.

Financials/Legal:

- **Motion** to approve the November & December 2018 financials prepared by CPMG, subject to audit, was made by Shelby Crump, seconded by Dianne Stains and passed unanimously.
- **Motion** to send the following accounts to attorney Moeller Graf for collections was made by Bruce Goldberg, seconded by Shelby Crump and passed unanimously:
 - Unit 1902
 - Unit 3205
 - Unit 3310
 - Unit 701
- **Motion** to approve the CPMG proposal in the amount of \$1,000.00 to prepare the FHA Recertification documents was made by Dianne Stains, seconded by Shelby Crump and passed unanimously.

Architectural Requests: None

Correspondences:

- **Motion** to waive the fine for unit 1109 was made by Bruce Goldberg, seconded by Shelby Crump and passed unanimously.

Hearings:

- **Motion** to assess the fines for the following units was made by Bruce Goldberg, seconded by Shelby Crump and passed unanimously;
 - Unit 307 – 2nd violation for car repairs in the fire lane
 - Unit 1301 – 2nd violation BBQ in the common area
 - Unit 1402 – 2nd violation bicycle at front entry
 - Unit 1807 – 3rd violation noise

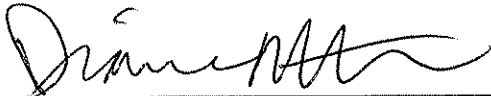
Adjournment: 7:00 PM

Next meeting: Annual meeting March 25, 2019 at 6:00 pm in the East Clubhouse.

Board Actions Between Meetings:

- The Board unanimously approved the WDR Construction proposal in the amount of \$21,405.17 for dumpster repairs.

Minutes approved:



Dianne Stains, President

4-8-19

Date