

Windsong Condominiums Association
Board of Directors Meeting Minutes
Meeting held in the East Clubhouse
April 8, 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, Matthew Hubbard and Shelby Crump

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

Meeting Minutes: January 28, 2019

- **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.

Homeowner Forum – No attendees

Election of Officers:

- **Motion** to elect the following officers was made by Bruce Goldberg, seconded by Dianne Stains and passed unanimously;
 - Dianne Stains, President
 - Bruce Goldberg, Vice President
 - Shelby Crump, Treasurer

Discussion Items:

- Debra discussed the 2019 CPMG buyer/seller fee chart
- The Board agreed to have comments back to CPMG regarding the reserve study by April 15, 2019 so that a final draft can be presented for approval.
- CPMG was directed to acquire proposals for a picnic/family area to prepare for the vote to remove a tennis court.

Contracts:

- **Motion** to approve the Roof & Gutter Guys proposal in the amount of \$6,750 for the first gutter cleaning and \$6,075 for the second cleaning in the fall was made by Dianne Stains, seconded by Matthew Hubbard and passed unanimously.

- **Motion** to approve the WDR Construction proposal in the amount of \$88,279.61 to repair and stain all perimeter fencing and all common area fencing at the back and front of all units was made by Shelby Crump, seconded by Bruce Goldberg and passed unanimously.

Financials/Legal:

- **Motion** to approve the December 2018 financials prepared by CPMG, subject to audit, was made by Dianne Stains, seconded by Matthew Hubbard and passed unanimously.
- **Motion** to approve the January – March 2019 financials prepared by CPMG, subject to audit, was made by Dianne Stains, seconded by Matthew Hubbard and passed unanimously.

Architectural Requests: None

Correspondences: None

Hearings: None

Adjournment: 6:47 PM

Next meeting: May 20, 2019 at 6:00 pm in the East Clubhouse.

Board Actions Between meetings:

- The Board unanimously approved the following architectural requests:
 - Unit 2311 – Window replacement
 - Unit 2007 – Window replacements
 - Unit 3306 – Window replacements
 - Unit 211 – Window and sliding glass door replacement
 - Unit 909 – Skylight replacements
- The Board approved on a vote of 3 to 1 with Shelby abstaining the WDR proposal in the amount of \$1,759.28 for a fence repair at unit 601/602.

Minutes approved:



Dianne Stains, President

5-20-19

Date