

Windsong Condominiums Association
Board of Directors Meeting Minutes
Meeting held in the East Clubhouse
April 9, 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

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

Appointment of Board member:

- **Motion** to appoint Bruce Goldberg to fill a board vacancy until the next annual meeting was made by Dianne Stains, seconded by Shelby Crump and passed unanimously.

Election of Officers:

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

Meeting Minutes: January 22, 2018

- **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 – 1 attendees

- No comments.

Discussion Items:

- CPMG notified the Board of a change in the Designated Manager for the company which is now Lynda Reifman effective January 1, 2018.

Contracts:

- **Motion** approve the Alpine Waste 3-year contract in the amount of \$2,663.00 per month was made by Dianne Stains, seconded by Bruce Goldberg and passed unanimously.

Financials/Legal:

- **Motion** to approve the December 2017 final financials prepared by CPMG, subject to audit, was made by Dianne Stains, seconded by Shelby Crump and passed unanimously.
- **Motion** to approve the January and February 2018 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 1503
 - Unit 1801
 - Unit 3009
 - Unit 3307
- **Motion** to write-off the balance for unit 2205 and send to a collection agency was made by Shelby Crump, seconded by Elizabeth McGuire and passed unanimously.

Architectural Requests:

- **Motion** to approve the request form unit 301 to replace windows was made by Bruce Goldberg, seconded by Elizabeth McGuire 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 209 – 2nd violation oil stain
 - Unit 504 – 3rd violation loose cables
 - Unit 504 – 4th violation loose cables
 - Unit 802 – 3rd violation noise
 - Unit 1004 – 4th violation oil stain
 - Unit 1103 – 3rd violation pet tether on patio
 - Unit 3009 – 3rd violation trash on and around patio
- **Motion** to waive the fines for the following units was made by Dianne Stains, seconded by Elizabeth McGuire and passed unanimously:
 - Unit 103 – 2nd violation cable sticking out of siding
 - Unit 302 – 2nd violation tree hitting building
 - Unit 1110 – 2nd violation oil stain
 - Unit 3105 – 4th violation cable on roof
 - Unit 3406 – 2nd violation oil stain
 - Unit 3603 – 3rd violation tree hitting building
 - Unit 3908 – 2nd violation oil stain

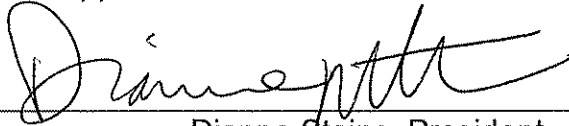
Adjournment: 6:51 p.m.

Next meeting: May 21, 2018 at 6:00 pm in the East Clubhouse.

Record of Board Actions approved between meetings:

- The Board unanimously approved the WDR Construction proposal in the amount of \$12,841.56 as a change order for additional concrete work at units 308 & 309 and units 3801 & 3802.
- The Board unanimously approved the Architectural Request from unit 2106 to install an air conditioner.

Minutes approved:



Dianne Stains, President

5-21-18

Date