

Windsong Condominiums Association
Board of Directors Meeting Minutes
Meeting held in the East Clubhouse
May 20, 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
Board members absent & excused: Matthew Hubbard

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

Meeting Minutes: April 8, 2019

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

President's Report: Dianne Stains

- Dianne gave a summary of the Board's decision to remove the gates from the 1700, 2000, and 2500 buildings. She told the homeowners the Board had received, from CPMG, all of the emails sent regarding the matter.
- Dianne explained how she was going to conduct the meeting so that the homeowners had an opportunity to express their views and ask that they respect each other by allowing speakers to be uninterrupted.

Homeowner Forum – 20 attendees

- Several homeowners expressed their disagreement with the Board's decision to remove the gates.
- Concerns were expressed regarding safety. An Arapahoe County Officer spoke to the number of crimes reported in the area over the past few months, which had increased over the previous months.
- Many owners disagreed that the landscaping had been damaged by loose dogs and thought the problem was with the current landscaping company's lack of care for the area.
- Questions were asked about the Board's authority to make this change, and the Board President responded that the Board had received a legal opinion confirming their authority regarding the common elements.
- There was a question as to the possibility of the gates being reinstalled, and the President responded that once the landscaping was restored the Board would consider retuning the gates.
- Homeowners expressed their frustration about not receiving notice of the decision to remove the gates before it was done.
- There were general questions about the fence project and the inclusion of the patio fences.
- General maintenance items were brought to the Board's attention.

Association Managers' Report: Debra Vickrey

Debra gave an update on daily operations

Discussion Items:

- **Motion** to adopt the January 2019 reserve study was made by Bruce Goldberg, seconded by Dianne Stains and passed unanimously.

Contracts:

- No action was taken on the Supreme Commercial proposal.
- **Motion** to approve the WDR Construction proposal in the amount of \$30,534.44 for additional perimeter fence improvements was made by Dianne Stains, seconded by Bruce Goldberg and passed unanimously.

Financials/Legal:

- **Motion** to approve the April 2019 financials prepared by CPMG, subject to audit, was made by Dianne Stains, seconded by Bruce Goldberg and passed unanimously.
- **Motion** to send the following account to attorney Moeller Graf for collections was made by Bruce Goldberg, seconded by Shelby Crump and passed unanimously;
 - Unit 4009
 - Unit 3506
 - Unit 2407
 - Unit 1101

Architectural Requests:

- **Motion** to approve the following architectural requests was made by Bruce Goldberg, seconded by Dianne Stains and passed unanimously;
 - Unit 1005 - a deck installation
 - Unit 2008 – deck installation

Correspondences: None

Hearings:

- **Motion** to assess the following fines for violations was made by Bruce Goldberg, seconded by Dianne Stains and passed unanimously;
 - Unit 1807 – 4th violation for noise
 - Unit 3009 – Subsequent violation for pet off leash and pet waste

Adjournment: 7:00 PM

Next meeting: August 5, 2019 at 6:00 pm in the East Clubhouse.

Actions between meetings:

- The Board unanimously approved the following architectural requests:
 - Unit 2502 – window replacements
 - Unit 2710 – window replacements
 - Unit 2307 – window replacements

- Unit 3004 – deck installation
- Unit 2707 – window replacements
- Unit 1705 – lattice installation

Minutes approved:



Dianne Stains, President

8-5-19

Date