

Windsong Condominiums Association
Board of Directors Meeting Minutes
Meeting held in the East Clubhouse
July 16, 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, and Shelby Crump

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

Meeting Minutes: January 22, 2018

- **Motion** to approve the meeting minutes was made by Bruce Goldberg, seconded by Shelby Crump 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 roof project and the mailbox box repairs.

Homeowner Forum – 8 attendees

- There was a question about the replacement of the faded sign throughout the property. Bruce Goldberg will be working on the project with volunteers.
- Concerns were expressed about the Florida street driveway being dangerous. The Board directed CPMG to send a strong letter to Arapahoe County for a solution.
- Landscaping and maintenance issues were discussed.
- Question was asked about the long-term plan for the tennis courts.

Discussion Items:

- The Board discussed the edited Comcast Agreement and requested some additional changes. The agreement will be sent to the attorney for revisions.
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Contracts:

- No action taken on the SavATree trimming proposal. The Board requested additional bids.

Financials/Legal:

- **Motion** to approve the May and June 2018 financials prepared by CPMG, subject to audit, was made by Dianne Stains, seconded by Bruce Goldberg and passed unanimously.

Architectural Requests: None

Correspondences:

- The Board suggested unit 708 and 709 schedule a mediation to resolve neighbor to neighbor issues.
- The owners of unit 802 discussed what they believed to be harassment toward their tenant. The Board requested them to review the rules with their tenant. CPMG was directed to not send violation letters for noise complaints unless received by more than one resident or if other evidence is presented.
- The fines will remain reinstated for unit 307.

Hearings:

- **Motion** to assess the fines and send the matters to the attorney for the following units was made by Dianne Stains, seconded by Shelby Crump and passed unanimously;
 - Unit 3009 – 5th, 6th and 7th violation for pet running loose
 - Unit 3603 – 4th & 5th violation for patio tree hitting building
- **Motion** to waive the fines for the following units was made by Dianne Stains, seconded by Bruce Goldberg and passed unanimously:
 - Unit 1402 – 2nd violation bicycles in the front entry
 - Unit 2302 – 2nd violation slider screen off

Adjournment: 7:15 p.m.

Next meeting: September 24, 2018 at 6:00 pm in the East Clubhouse.

Board Actions Between Meetings:

- The Board unanimously approved the following Architectural Requests:
 - Unit 203 – Replace back patio door
 - Unit 1109 – Install new patio slab
- The Board unanimously approved the SavATree proposal in the amount of \$13,780 to trim street side trees, per a request from Arapahoe County.

Minutes approved:



Dianne Stains, President

9-24-18

Date