

**Windsong Condominiums Association**

Board of Directors Meeting Minutes

Meeting held in the East Clubhouse

August 5, 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:** May 20, 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 – 15 attendees**

- Several homeowners expressed their frustration with the lack of communication from the Board and management during projects.
- There were questions regarding when the gates that were removed might be reinstalled.
- Owners expressed their issues with the letter the Board mailed to owners halting the fence projects due to owners causing problems and making threats to workers, the Board, and CPMG.
- An owner asked about why the HOA fees were not uniform and it was explained that the Declaration specified the dues categories.

**Discussion Items:** None

**Contracts:**

- **Motion** to approve the 10-year Comcast Service Agreement was made by Bruce Goldberg, seconded by Shelby Crump and passed unanimously.
- **Motion** to approve the Rocky Mountain Tree proposal in the amount of \$14,300, and to add an additional tree removal behind unit 1710, was made by Dianne Stains, seconded by Shelby Crump and passed unanimously.

**Financials/Legal:**

- **Motion** to approve the May and June 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 3902

**Architectural Requests:** None

**Correspondences:**

- The Board review the letter from Cherry Creek Valley Water regarding water quality.

**Hearings:**

- **Motion** to waive the following fines for violations was made by Bruce Goldberg, seconded by Dianne Stains and passed unanimously;
  - Unit 3306 – 2<sup>nd</sup> violation damaged window screen
  - Unit 3803 – 2<sup>nd</sup> violation storage on front entry
  - Unit 3805 – 2<sup>nd</sup> violation storage on front entry

**Adjournment:** 7:12 PM

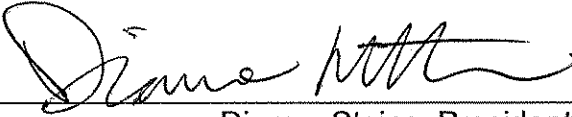

**Next meeting:** September 23, 2019 at 6:00 pm in the East Clubhouse.

**Board Actions Between Meetings:**

- The Board unanimously approved the architectural request from unit 3405 to install security cameras.

Minutes approved:

---

   
Dianne Stains, President Date