

Windsong Condominiums Association
Board of Directors Meeting Minutes
Meeting held in the East Clubhouse
September 24, 2018
5:30 p.m. Executive Session (Board Only)
6:00 p.m. Regular Board Meeting

Call to order:

- Executive meeting called to order at 5:30 p.m. by Dianne Stains. Quorum of the Board of Directors established.

Board members present: Dianne Stains, Bruce Goldberg and Shelby Crump

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

Topics:

- Legal matters – Attorney/Client

Adjournment: 5:55 p.m.

Call to order:

- Meeting called to order at 6:00 p.m. by Dianne Stains. Quorum established as above. Meeting minutes taken and transcribed by Debra Vickrey, CAM, AMS, PCAM

WDR Construction: Wayne Walton

- Wayne gave a summary of the final activities of the roofing and the parking lot projects. He answered questions.

Meeting Minutes: July 16, 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.

Homeowner Forum – 6 attendees

- There were comments about how well the pool season went this year.
- A request was made to purchase some new pool furniture for next season.
- Maintenance items were brought to the attention of the Board and CPMG.
- The need for some concrete repairs was discussed.
- There were compliments about the work the WDR did on the roofs and parking lot.

Discussion Items: None

Contracts:

- **Motion** to approve the Association Reserves proposal in the amount of \$3,240 for a reserve study, 12-week delivery, was made by Dianne Stains, seconded by Shelby Crump and passed unanimously.
- **Motion** to approve the 2019 CPMG Management Agreement was made by Shelby Crump, seconded by Dianne Stains and passed unanimously.
- No action taken on the tennis court proposals. Board agreed to survey homeowners regarding the future of the tennis courts.
- **Motion** to approve the WDR Construction proposal in the amount of \$3,392.94 for concrete repairs at unit 2707 was made Dianne Stains, seconded by Bruce Goldberg and passed unanimously.
- **Motion** to approve the LandTech 2018-2019 snow removal proposal on an as-needed-basis was made by Dianne Stains, seconded by Bruce Goldberg and passed unanimously.
- **Motion** to approve the 2019 Neptune Pool proposal in the amount of \$8,400 for pool maintenance was made by Dianne Stains, seconded by Shelby Crump and passed unanimously.
- **Motion** to accept the Rocky Mountain Tree proposal in the amount of \$54,050 for tree trimming was made by Dianne Stains, seconded by Shelby Crump and passed unanimously.
- **Motion** to approve the WDR Construction proposal in the amount of \$5,581.24 for a window well repair at unit 2310 was made by Dianne Stains, seconded by Bruce Goldberg and passed unanimously.
- **Motion** to approve the WDR Construction proposal in the amount of \$108,009.80 for trim and siding repairs, to be submitted as a supplemental to the insurance company for the roof claim, was made by Dianne Stains, seconded by Bruce Goldberg and passed unanimously.

Financials/Legal:

- **Motion** to approve the June & July 2018 financials prepared by CPMG, subject to audit, was made by Dianne Stains, seconded by Bruce Goldberg 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:
 - Units 102, 103, 1003, 1004, 1105, 1810, 3306, 3709, 4003, 4006, 4009
- **Motion** to approve the 2019 budget, with no dues increase, was made by Bruce Goldberg, seconded by Shelby Crump and passed unanimously.

Architectural Requests: None

Correspondences: None

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 213 – 2nd violation patio tree trimming
 - Unit 1103 – Subsequent violation pet tether
 - Unit 1109 – 2nd violation bicycles in common area
 - Unit 3810 – Subsequent violation items in front entryway

- **Motion** to waive the fines for the following units was made by Dianne Stains, seconded by Bruce Goldberg and passed unanimously:
 - Unit 1101 – Bicycle in front entryway
 - Unit 1807 – 2nd noise violation

Adjournment: 7:17 p.m.

Next meeting: November 26, 2018 at 6:00 pm in the East Clubhouse.

Board Actions Between Meetings:

Minutes approved:



Dianne Stains, President

11-26-18
Date

Actions Between Meetings:

- The Board unanimously approved the WDR Construction proposal in the amount of \$7,835.82 for concrete work at units 3510, 2310 and 2707.
- The Board unanimously approved the WDR Construction proposal in the amount of \$24,610.18 for repairs at unit 1110 to the concrete and brick pillars.
- The Board unanimously approved the following Architectural Requests:
 - Unit 1901 – window replacements
 - Unit 405 – window and sliding door replacement
 - Unit 2310 – porch light replacement