

Windsong Condominiums Association
Board of Directors Meeting Minutes
Meeting held in the East Clubhouse
January 25, 2016

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, Evie Pottenger, Shelby Crump

Board members absent and excused: Dwain Irvan

Board Member Appointment:

- **Motion** to appoint Shelby Crump to the Board was made by Dianne Stains, seconded by Bruce Goldberg and passed unanimously.

CPMG Staff: Debra Vickrey, Association Manager

Meeting Minutes: November 23, 2015

- **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: 7 homeowners in attendance

- Owners asked about the possibility of having on-site security.
- There was discussion about the increase in illegal dumping outside the dumpsters.
- A request was made for a Windsong sign to be placed at the east Arkansas entrance so visitors could find the community.
- There were complaints about Alpine not picking up trash on the ground during their regular pick-ups.
- Clubhouse committee members discussed the need to notify owners that the clubhouse cannot be rented on the holidays because volunteers are not available.

Discussion Items:

- **Motion** to destroy outdated paper records, per the CPMG Records Retention Policy, was made by Dianne Stains, seconded by Bruce Goldberg and passed unanimously.

Contracts:

- **Motion** to approve the 2016 CPMG Management Agreement in the amount of \$65,616.00 was made by Dianne Stains, seconded by Evie Pottenger and passed unanimously.
- **Motion** to approve the Mountain High Tree 2016 Plant Health Care proposal in the amount of \$7,490.00 was made by Dianne Stains, seconded by Bruce Goldberg and passed unanimously.
- **Motion** to approve the Neptune pool Specialists, Inc. 2016-2017 pool maintenance contract in the amount of \$8,100.00 each year was made by Bruce Goldberg, seconded by Evie Pottenger and passed unanimously.

Financials/Legal:

- **Motion** to ratify the Board's approval of the 2016 Peliton insurance renewal in the amount of \$206,717.00 was made by Evie Pottenger, seconded by Dianne Stains and passed unanimously.
- **Motion** to ratify the Board's approval to send the following accounts to attorney Moeller Graf for collections was made by Dianne Stains, seconded by Bruce Goldberg and passed unanimously;
 - Unit 405
 - Unit 702
 - Unit 706
- **Motion** to approve the December 2015 financials prepared by CPMG, subject to audit, was made by Dianne Stains, seconded by Evie Pottenger and passed unanimously.

Architectural Requests:

- **Motion** to approve the request from unit 3702 to replace their patio door was made by Evie Pottenger, seconded by Dianne Stains and passed unanimously.

Correspondences: None

Hearings:

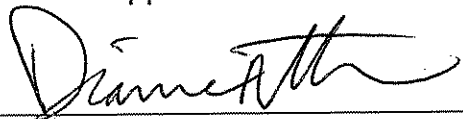
- **Motion** to assess the fines for the following units was made by Dianne Stains, seconded by Bruce Goldberg and passed unanimously;
 - Unit 206 – 2nd violation bike stored in front of unit
 - Unit 3108 – 5th violation pet tether
 - Unit 3108 – 2nd violation trash in common area
 - Unit 3108 – 6th violation pet tether
 - Unit 3108 – 3rd violation for trash
- **Motion** to waive the fines for the following units was made by Dianne Stains, seconded by Bruce Goldberg and passed unanimously;
 - Unit 706 – 2nd violation wood rack in front of unit
 - Unit 807 – 2nd violation damaged garage frame
 - Unit 1107 – 2nd violation barking dog
 - Unit 1703 – 1st violation for dog of leash

- Unit 1803 – 4th violation for tires stored
- Unit 1804 – 2nd violation items on patio
- Unit 1804 – 3rd violation for items on patio
- Unit 2301 – 2nd violation for trash

Adjournment: 7:10 p.m.

Next Meeting: Annual meeting March 28, 2016 at 6:00 pm in the East Clubhouse.

Minutes approved:



Dianne Stains, President

5-23-16

Date

