

Windsong Condominiums Association
Board of Directors Meeting Minutes
Meeting held in the East Clubhouse
November 25, 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, Matthew Hubbard and Shelby Crump

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

Meeting Minutes: September 23, 2019

- **Motion** to approve the meeting minutes was made by Dianne Stains, 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

- Maintenance items were brought to the Board and CPMG's attention.
- There was discussion about the rat traps on the property not being maintained recently.
- Owners talked about the letters they are receiving from Xcel about the replacement of meters.
- Concerns were raised about how many times recently the trash has not been picked up on scheduled days.
- The issue of the gates that were removed was discussed. Dianne responded that it will be spring 2020 before the Board will consider reinstalling them after the landscaping improvements are completed.

Discussion Items:

- **Motion** to adopt a Resolution to clarify the parking rules was made by Bruce Goldberg, seconded by Shelby Crump and passed unanimously.
- The Board agreed to work through finalizing ballot language for the tennis court question to the homeowners for a vote in the spring of 2020.

Contracts:

- **Motion** to approve the 2020 Neptune Pool contract in the amount of \$8,400.00 plus chemical costs was made by Dianne Stains, seconded by Matthew Hubbard and passed unanimously.

- **Motion** to approve the Marcus Jordon proposal in the amount of \$2,750.00 labor plus materials estimated at \$3,049.20 plus tax, to installed unit numbers at the rear of the units was made by Dianne Stains, seconded by Shelby Crump and passed unanimously.

Financials/Legal:

- **Motion** to approve the September and October 2019 financials prepared by CPMG, subject to audit, was made by Dianne Stains, seconded by Bruce Goldberg and passed unanimously.
- **Motion** to approve the 2018 Audit was made by Bruce Goldberg, seconded by Dianne Stains and passed unanimously.
- **Motion** to approve the engagement of Dales Weidner & Company in the amount of \$4,200.00 for the 2019 audit and tax preparation was made by Dianne Stains, seconded by Matthew Hubbard and passed unanimously.

Architectural Requests:

- **Motion** to approve the architectural request from unit 1508 for patio improvements, with the condition they are maintain by the homeowner, was made by Bruce Goldberg, seconded by Shelby Crump and passed unanimously.
- **Motion** to deny the architectural request from unit 1803 to build a raised plater was made by Dianne Stains, seconded by Matthew Hubbard and passed unanimously.
- **Motion** to approve the architectural request from unit 902 for window replacements was made by Dianne Stains, seconded by Shelby Crump and passed unanimously.
- **Motion** to approve the architectural request from unit 407 to replace the skylight was made by Matthew Hubbard, seconded by Bruce Goldberg and passed unanimously.
- **Motion** to deny the architectural request from unit 1806 to allow containers and flagstone step outside their patio was made by Dianne Stains, seconded by Shelby Crump and passed unanimously.

Correspondences:

- **Motion** to waive the fine for unit 1808, one time only, was made by Dianne Stains, seconded by Bruce Goldberg and passed unanimously.

Hearings:

- **Motion** to assess the following fines for violations was made by Bruce Goldberg, seconded by Dianne Stains and passed unanimously;
 - Unit 206 – 2nd violation storage on the patio
 - Unit 1109 – 2nd violation storage on the patio
 - Unit 1903 – 2nd violation loose cable
 - Unit 2206 – 3rd violation noise
 - Unit 3309 – 8th and 9th violation pet off leash

- **Motion** to waive the following fines for violations was made by Bruce Goldberg, seconded by Dianne Stains and passed unanimously;
 - Unit 1806 – 2nd violation pots in common area
 - Unit 1901 – 2nd violation loose cable

Adjournment: 7:20 PM

Next meeting: January 27, 2020 at 6:00 pm in the East Clubhouse.

Board actions between meetings:

- The Board unanimously approved the Assured Partners 2020 insurance renewal in the amount of \$194,270.
- The Board unanimously approved the architectural request from unit 2801 to replace windows.

Minutes approved:



Dianne Stains, President

2-4-2020

Date