

Windsong Condominiums Association
Board of Directors Meeting Minutes
Meeting held in the East Clubhouse
April 10, 2017

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, Elizabeth McGuire, and Shelby Crump

Board members absent and excused: Dwain Irvan

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

Election of Officers:

- **Motion** to elect the following officers was made by Bruce Goldberg, seconded by Dianne Stains and passed unanimously;
 - Dianne Stains, President
 - Bruce Goldberg, Vice President
 - Shelby Crump, Secretary/Treasurer

Meeting Minutes: January 23, 2017

- **Motion** to approve the meeting minutes was made by Dianne Stains, seconded by Shelby Crump and passed unanimously.

President's Report: Dianne Stains

- Dianne accepted the resignation of Evie Pottenger and thanked her for her service to the community.

Association Managers' Report: Debra Vickrey

- Debra gave an update on daily operations.
- She clarified the Architectural Request Committee process with the Board.

Homeowner Forum – 1 attendees

- No comments

Discussion Items:

- **Motion** to adopt the following revised Governance Policies required by state law was made by Bruce Goldberg, seconded by Elizabeth McGuire and passed unanimously;
 - Adoption and Amendment of Policies, Procedures, and Rules Policy
 - Alternative Dispute Resolution policy
 - Collection Policy
 - Conduct of Meetings policy

- Director Conflict Policy
 - Enforcement Procedure Policy
 - Investment of Reserve Funds Policy
 - Records Inspection policy
 - Reserve Studies Policy
- **Motion** to adopt a Resolution Prohibiting Bird Feeders was made by Dianne Stains, seconded by Shelby Crump and passed unanimously.

Contracts:

- **Motion** to ratify the Board's approval of the WDR Construction proposal in the amount of \$2,412.95 for a roof leak at unit 2010 was made by Dianne Stains, seconded by Bruce Goldberg and passed unanimously.
- **Motion** to approve the Five Star Janitorial proposal in the amount of \$160 per week for pet waste pick up twice a week, was made by Bruce Goldberg, seconded by Dianne Stains and passed unanimously.
- **Motion** to approve the Mountain High Tree proposal in the amount of \$6,215.00 for pruning and removal of selected trees was made by Dianne Stains, seconded by Shelby Crump and passed unanimously.

Financials/Legal:

- **Motion** to approve the March 2017 financials prepared by CPMG, subject to audit, was made by Dianne Stains, seconded by Elizabeth McGuire and passed unanimously.
- **Motion** to ratify sending unit 2806 to attorney Moeller Graf for collections was made by Shelby Crump, seconded by Bruce Goldberg and passed unanimously.

Architectural Requests:

- **Motion** to ratify the Board's approve of the request from unit 3009 to replace the patio door was made by Dianne Stains, seconded by Shelby Crump and passed unanimously.
- **Motion** to ratify the Board's approval of the request from unit 1404 to replace the patio door was made by Dianne Stains, seconded by Shelby Crump and passed unanimously.

Correspondences: No action .

Hearings:

- **Motion** to assess the fines for the following units was made by Dianne Stains, seconded by Elizabeth and passed unanimously;
- 2309 – 1st violation for pet tethers
 - 2408– 2nd violation for damaged screen

Adjournment: 6:45 p.m.

Executive Session: Dianne Stains called the meeting to order at 7:00 p.m. Quorum was established.

- Attorney/client discussion roof claim.

Adjournment: 7:30 p.m.

Next Meeting: May 22, 2017 at 6:00 pm in the East Clubhouse.

Minutes approved:



Dianne Stains, President

5-22-17

Date