

Windsong Condominiums Association
Board of Directors Meeting Minutes
Meeting held in the East Clubhouse
May 23, 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 Lina Kyle.

Board members present: Dianne Stains, Bruce Goldberg, Evie Pottenger, Shelby Crump and Dwain Irvan

Board Member Election:

- **Motion** to maintain the current roster of officers was made by Evie Pottenger, seconded by Bruce Goldberg and passed unanimously.

CPMG Staff: Lina Kyle, Deputy Manager

Meeting Minutes: January 25, 2015

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

President's Report: None

Association Managers' Report: Lina Kyle

- Lina gave an update on daily operations.

Homeowner Forum

- Owners talked about speeding concerns
- There was discussion about various maintenance needs

Discussion Items:

- **Motion** to adopt the updated clubhouse rental agreement prohibiting rentals on holidays was made by Evie Pottenger, seconded by Bruce Goldberg and passed unanimously.

Contracts:

- **Motion** to ratify the WDR proposal for phase three of the painting in the amount of \$272,917.41 was made by Dianne Stains, seconded by Dwain Irvan and passed unanimously.
- **Motion** to ratify the CPMG project management proposal in the amount of \$13,645.00 was made by Dianne Stains, seconded by Dwain Irvan and passed unanimously.
- **Motion** to ratify the Mountain High Trees storm clean up proposal in the amount of \$1,180.00 was made by Dianne Stains, seconded by Dwain Irvan and passed unanimously.

- **Motion** to ratify the Board's approval of the Complete Plumbing proposal for shutoff valve replacements not to exceed \$14,750.00 plus tax was made by Dianne Stains, seconded by Dwain Irvan and passed unanimously.
- **Motion** to approve the National Executive proposal for pool closing in the amount of \$800.00 per month was made by Bruce Goldberg, seconded by Evie Pottenger and passed unanimously.
- **Motion** to approve the RTW proposal to clean the clubhouse upholster and carpet in the amount of \$610.00 was made by Dianne Stains, seconded by Bruce Goldberg and passed unanimously.

Financials/Legal:

- **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 1003
 - Unit 1202
 - Unit 3101
 - Unit 3108
- **Motion** to approve the April financials prepared by CPMG, subject to audit, was made by Dianne Stains, seconded by Bruce Goldberg and passed unanimously.
- **Motion** to cease legal action for covenant violations at unit 1003 was made by Evie Pottenger, seconded by Dianne Stains 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:

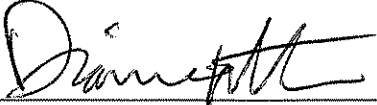
- **Motion** to assess the fines for the following units was made by Dianne Stains, seconded by Dwain Irvin and passed unanimously;
 - 1303- 2nd Items in common area
 - 1901- 2nd Cable in gutter
 - 2301 -3rd trash can on patio
 - 2306- 2nd Door trim damaged
 - 2407- 2nd Treadmill on patio
 - 3108- 2nd Slider screen off
 - 3108- 3rd Slider screen off
 - 3108- 1st Pet waste
 - 3108 – subsequent violation pet tether and items in common area
 - 3108- subsequent violation pet tether and items in common area
- **Motion** to waive the fines for the following units was made by Dianne Stains, seconded by Bruce Goldberg and passed unanimously;
 - 1101 – 2nd front porch storage

- 1305- 2nd Kitchen chairs on patio
- 2310- 2nd For sale signs

Adjournment: 8:10 p.m.

Next Meeting: July 25, 2016 at 6:00 pm in the East Clubhouse.

Minutes approved:


_____ 7-25-16
Dianne Stains, President Date