

**Woodstream Condominium Association, Inc.**  
**Board of Directors Meeting Minutes**  
**January 17, 2024 at 6:00 PM**  
**Via Zoom**

**Board members present:** Tom Payn, Paul Gremse, Ashraf Saad, David Minary and Nick Pryor

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

Meeting called to order at 6:00 PM by Tom Payn. Quorum of the Board of Directors established. Minutes were taken and transcribed by Debra Vickrey.

**Election of Officers:**

- **Motion** to elect the following officers was made by Ashraf, seconded by Paul Gremse and passed unanimously:
  - Tom Payn – President
  - Nick Pryor – Vice President
  - Ashraf – Secretary/Treasurer

**Approval of Board Meeting Minutes: September 11, 2023**

- **Motion** to approve the minutes as presented was made by Tom Payn, seconded by Ashraf Saad and passed unanimously.

**Manager's Report:**

- Debra gave a summary of activities.
- She announced the Board had approved a contract for buildings BB and Z for a recoating of the roofs.
- Update on the staircases is that Denver still has not issued all the permits, but the staircases are in production being built.

**Contracts:** None

**Financials/Legal:**

- **Motion** to accept the October - December 2023 financials, as presented by Mayez Haider, subject to audit was made by Tom Payn, seconded by Ashraf and passed unanimously.

**Discussion Items:**

- **Motion** to adopt the following state required governance policies was made by Ashraf Saad, seconded by Tom Payn and passed unanimously:
  - Amendment of Polices      Alternative Dispute
  - Collection Policy              Conduct of Meetings
  - Covenant Enforcement      Investment of Reserves
  - Conflict of Interest          Records Retention
  - Reserve Studies

- Nick Pryor summarized his efforts to clarify both the towing policy/process and the leasing of parking spaces. He will be working to bring a policy for adoption to the Board for consideration.

**Architectural Requests:** None

**Correspondences:** None

**President's Report:** Tom Payn

- Tom spoke about the "elephant in the room" addressing the recent problems with heating and hot water due to extremely cold weather. He summarized the previous discussions of the Board related to options for stabilizing the system, and explained that many of the options cost a significant amount which would require a funding source.
- He explained the number of priorities the board is currently addressing, beside the HVAC system, including roofs and staircases.

**Homeowner Forum:** 17 attendees

- Considerable discussion about long-term solutions for the HVAC issues, and a request for the Board to outline a timeline and real costs for actual solutions.
- Owners discussed concerns with theft of cars and illegal parking. The garage area was of real concern which may need more cameras for surveillance.
- Nick Pryor spoke about the Board's efforts to complete a project for more cameras throughout the community.
- There was discussion related to the property values with the pool being closed for years and the HVAC issues.
- There was a complaint about the previous Woodstream Falls website being gone and not having enough representation for the community outside of the management company's website.
- Owners were not satisfied with the response time of maintenance in emergency situations.

**Adjournment:** 8:15 PM

**Board actions between meetings:**

- The Board approved the CPMG Project Services contract to manage the insurance claim for recent flooding due to burst pipes.
- The Board approved the ASR Companies Restorations Agreement related to the insurance claim for the recent pipe bursts.
- The Board approved the AGW Industrial Hygienist contract related to the insurance claim for the recent pipe break.
- The Board approved the ASR Companies roof proposal in the amount of \$118,236.26 for roof repairs at buildings N, F, and CC.
- The Board approved the WDR Construction proposal in the amount of \$3,012.12 for a domar repair unit L162
- The Board approved the WDR Construction proposal in the amount of \$3,483.13 to evaluate the remaining staircases for repairs
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