

Woodstream Condominium Association, Inc.
Board of Directors Meeting Minutes
February 16, 2022 at 6:00 PM
Via Zoom

Board members present: Kevin Rusch, Ashraf Saad, Tom Payn, and David Minary

Board members absent and excused: Kahlea Qualls

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

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

Approval of Board Meeting Minutes: January 19, 2022

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

President's Report: Kevin Rusch

- Kevin indicated that the zoom meetings were being recorded and he would find a way to make them available to the homeowners, possibly through the website.
- He spoke to the ongoing efforts to change the parking policy and announced this would likely be ready for discussion at the March meeting.
- Kevin again addressed the continued water line breaks and repairs.

Manager's Report:

- Debra gave a summary of activities.
- There was discussion about the violation inspections and reports.

Contracts:

- **Motion** to approve the WDR Construction proposal in the amount of \$21,035.96 to replace all laundry room doors with a heavy duty commercial door and frame was made by Kevin Rusch, seconded by Dave Minary and passed unanimously.

Financials/Legal:

- **Motion** to accept the January 2022 financials prepared by Mayez Haider, subject to audit, was made by Kevin Rusch, seconded by Ashraf Saad and passed unanimously.

Discussion Items:

- **Motion** to adopt the state required governance policies, which were previously mail to all owners, was made by Kevin Rusch, seconded by Ashraf Saad and passed unanimously.

- **Motion** to approve a Resolution clarifying the spending/contracting authority of Mayez Haider, Financial Manager was made by Kevin Rusch, seconded by Tom Payn and passed unanimously.

Hearings: None

Homeowner Forum: 13 attendees

- Homeowners expressed continued frustration with the parking garage repairs and the dislocation of assigned parking.
- There were questions about why the Board did not increase the size of the dumpster enclosure that was just repaired. Owners thought it was an opportunity to allow for more dumpsters because they are always overflowing. It was suggested by Kevin that perhaps there was need for an additional trash pick-up day per week.
- Questions about the problem with homeless and what efforts are being made by the Board.
- A request was made to blast email the parking proposal that would be considered at the March meeting.
- A request was made to address contractors who are parking in a manner that crowds two spaces at a time.

Adjournment: 6:49 PM

Executive Session: Kevin Rusch called meeting to order at 6:55 pm. Quorum of the Board of Directors were present.

- Topics: Personnel matters and insurance negotiations

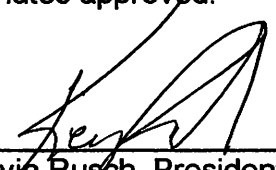
Adjournment: 7:45 PM

Next meeting: March 16, 2022 at 6:00 PM

Board actions between meetings:

- The Board approved a change order from Blazer Waterproofing Systems, Inc. in the amount of \$17,550.00 for additional work related to the garage project.
- The Board approved the proposal from Colorado Roofing in the amount of \$5,950 for a repair on the clubhouse roof.

Minutes approved:



Kevin Rusch, President

3/24/2022

Date