

**Woodstream Condominium Association, Inc.**  
**Board of Directors Meeting Minutes**  
**March 15, 2023 at 6:00 PM**  
**Via Zoom**

**Board members present:** Kevin Rusch, Ashraf Saad, Tom Payn, Paul Gremse and David Minary.

**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 18, 2023

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

**President's Report:** Kevin Rusch

- Kevin gave an update on the installation of new solar carport lights, and the pending proposal for the pool light replacements.
- There was a brief summary of the activities with an engineer exploring the options for the replacement of the HVAC system. Kevin explained in detail the options being considered.
- He announced the work has begun on having an engineer evaluate the staircases for repairs/replacement in a phased approach.
- Kevin expressed his frustration with the lack of landscaping improvements and suggested the Board make getting started a priority this spring.

**Manager's Report:**

- Debra gave a summary of activities.
- There was discussion about the violation inspections and reports, including many recent evictions.

**Contracts:**

- **Motion** to approve the Escobar Landscaping contract in the amount of \$22,700.00 was made by Kevin Rusch, seconded by Tom Payne and passed unanimously.
- No action taken on the security bars for the laundry room windows because we are awaiting additional bids.

**Financials/Legal:**

- **Motion** to accept the January – February 2023 financials, as presented by Mayez Haider, subject to audit was made by Kevin Rusch, seconded by Paul Gremse and passed unanimously.
- **Motion** to approve the 2021-2022 audit prepared by Griffingroup was made by Kevin Rusch, seconded by Paul Gremse and passed unanimously.

**Discussion Items:** None

**Architectural Requests:** None

**Correspondences:** None

**Homeowner Forum:** 22 attendees

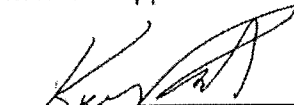
- Maintenance items were brought to the attention of the Board and CPMG.
- Owners expressed frustration with all the dog waste being left by pet owners. Suggestions were made to install dog waste stations and increase the pick-up service, which has just started to be once a week.
- Questions were asked about the plan to repair pot holes and to stripe the parking lot.
- There was discussion about getting some type of activity programmed on top of the garage so kids have something to do this summer. The possibility of an owner committee to help decide the best options was suggested.
- There were complaints about all the unburied cables and open cable boxes on the property.
- Some owners expressed concerns about the abandoned vehicles along Dayton Street. A suggestion was made to contact the Denver Abandoned Vehicle line and report them often to get their attention.
- Suggestions were made for newsletter topics.

**Adjournment:** 8:00 PM

**Board actions between meetings:**

- The Board approved the Front Range proposal in the amount of \$6,000 to install security bars on the 6 laundry room windows.
- The Board approved the 2023-2024 insurance renewal with Assured Partners in the amount of \$636,867.
- The Board approved the Asphalt Coatings proposal in the amount of \$98,496 for asphalt repairs.
- The Board approved the architectural request from F66 to install a security gate.
- The Board approved the Higgins Engineering proposal in the amount of \$9,550 for staircase replacement design.

Minutes approved:

  
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Kevin Rusch, President

5/19/2023  
\_\_\_\_\_  
Date