

Woodstream Condominium Association, Inc.
Board of Directors Meeting Minutes
March 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: February 16, 2022

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

President's Report: Kevin Rusch

- Kevin reported that he and Debra were still working on the new parking rules and hoped to have them ready for the next meeting.
- He gave a summary of the meeting with the contractor on the garage project. Debra is now taking the lead on the project.

Manager's Report:

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

Contracts: None

Financials/Legal:

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

Discussion Items: None

Hearings: None

Homeowner Forum: 10 attendees

- There was discussion about the disrepair of the laundry equipment and the poor condition of the laundry rooms. Debra reported the new security doors are scheduled for delivery mid-April to secure the laundry room. At that time the laundry equipment will be considered for replacement.

- An owner had questions about the lack of gutter repairs allowing for water at the foundations.
- There were complaints about the trash being out of control and a request that we up the enforcement and add additional pick-up days for the dumpsters.
- Maintenance items were brought to the attention of the Board and CPMG.

Adjournment: 6:45 PM

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

- Topics: Personnel matters

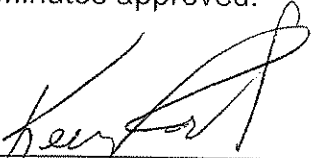
Adjournment: 7:15 PM

Next meeting: April 20, 2022 at 6:00 PM

Board actions between meetings:

- The Board approved the architectural request form R-276 to replace the patio door.
- The Board approved the architectural request from Bhim Batra to replace windows in various units.
- The Board approved the architectural request from L-162 to replace windows.

Minutes approved:


Kevin Rusch, President

4/22/2022
Date