

Woodstream Condominium Association, Inc.
Board of Directors Meeting Minutes
August 17, 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: June 15, 2022

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

President's Report: Kevin Rusch

- Kevin reported on recent security issues in the community.
- He commented about the work being done on the light replacements.
- Kevin reported that now with the garage work is completed, next steps would be deciding on uses for the upper area.

Manager's Report:

- Debra gave a summary of activities.
- There was discussion about the violation inspections and reports.
- She provided an update on the activities in the laundry rooms and the arrival of new equipment estimated the first part of October.

Contracts: None

Financials/Legal:

- **Motion** to accept the June - July 2022 financials prepared by Mayez Haider, subject to audit, was made by Kevin Rusch, seconded by Tom Payn and passed unanimously.

Discussion Items:

- The Board discussed the revised, due to changes in state law, Collection and Covenant Enforcement policies. They agreed to mail to owners for comments before adoption.
- The Board discussed the revised parking rules and agreed to mail to owners for comments before adoption.

Architectural Requests:

- **Motion** to deny the request from unit BB440 to replace windows because the side to side windows are not consistent with the current window type was made by Kevin Rusch, seconded by Tom Payn and passed unanimously.

Correspondences: None

Homeowner Forum: 9 attendees

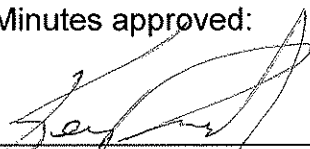
- Maintenance items were brought to the attention of the Board and CPMG.
- There was discussion about the need to repaint parking lines so people knew where they can legally park.
- Owners had suggested that solar panel be considered on top of the garage. The board indicated that the cost would likely be prohibitive.
- It was requested that pop up signs announce future meetings as additional notice.
- People are frustrated with the continued junk dropped at the dumpsters but indicated the additional day of pick-up has been helpful.
- Questions about a timeline for opening the pool. Unknown at this time.

Adjournment: 7:32 PM

Board actions between meetings:

- The Board approved the architectural request from unit D42 to replace windows and door with "like for Like".
- The Board approved the architectural request from P246 to replace windows with "like for like".
- The Board approved the architectural request from Y388 to replace windows with "like for like".

Minutes approved:



Kevin Rusch, President

10/10/2022

Date