

WOODSTREAM FALLS CONCOMINIUM ASSOCIATION
MONTHLY GENERAL BOARD MEETING MINUTES 1/16/2019

Chu Ho Son, Board President, called the January General Board Meeting to order at 6:00 p.m.

Members Present: Chu Ho Son, President; Jud Davis, Vice President; Paul Gremse, Board Member; and Kevin Rusch, Treasurer. Also present were: Officer Robert Martin, Security; Rick Daily, Manager; Mayez Haider, Operations Manager; and Kim Myers, Projects Director.

1. QUORUM. President Chu declared that a quorum of the Board existed and that the meeting could proceed.
2. NOTICE AND WAIVER OF NOTICE: Homeowners were notified of the Board meeting by a website announcement. In addition, notices were put up on all mail kiosks and at each of the five entrances to the community.
3. READING OF MINUTES. The Members of the Board waived reading of the minutes of the last meeting.
4. NEW BUSINESS
 - 4.1 Financial Status Review

The Board announced that there was a total of six liens filed, and that the circumstances justified foreclosing on liens on three units. The Board approved a duly made and seconded Motion to direct Charlene Hunter to proceed with foreclosure on liens previously filed on three different properties, with the understanding that we expect one of them to be negotiated in the near term.
 - 4.2 Management Review. The Board:
 - a. Discussed the recent domestic hot water line break at Boiler Room C, and the related storage tank issues;
 - b. Discussed the status of parking registration and spaces newly rented;
 - 4.3 Security Review
 - a. Officer Martin talked about security issues in the parking garage and asked owners/residents to be more vigilant of their surrounding especially when it's dark out there.

b. Officer Martin stated that he had towed vehicles out of parking lot, and has been enforcing HOA's parking rules. Officer Martin has noticed an increase of people leaving dogs out on their patio, and reminded the owners that pets are not allowed to be left on patios especially in cold weather.

4.4 Maintenance Review:

The Board noted that owners are very thankful and happy with the quick response to their inquiries from maintenance staff.

4.4.1 Roof Project Status


The replacement of all of the complex's condominium roofs has now been completed. We still have about 36 decks left to be completed.

4.4.2 Painting Project Status

The painting of main body of all the buildings is completed with various touch ups and missed areas still under discussion with the Association's contractor.

5. HOMEOWNERS FORUM: Members in attendance asked numerous questions about operations and finance of the complex, to which the Board Members and staff responded.

6. ADJOURNMENT: Chu adjourned the meeting at approximately 7:15 PM.



Manager