

WOODSTREAM FALLS CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING  
January 15, 2014 in Clubhouse at 7:00 p.m.

Board members present:

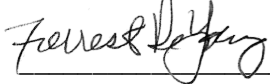
Chu Ho Son, President  
Forrest DeYoung, Secretary  
Judson Davis, Vice President  
Kevin Johnston, Treasurer

1. CALL TO ORDER – President Chu Ho Son called the meeting to order at 7:00 PM. Board members present were introduced.
  
3. NOTICE -- Homeowners were informally notified of the Board meeting and notices were posted on all mail kiosks and at each of the five entrances to the community.
  
4. DETERMINATION OF A QUORUM – Four of five board members were present, therefore a quorum was present.
  
5. APPROVAL OF MINUTES – There was no regular meeting in December. Reading of the minutes was unanimously waived.
  
6. SECURITY REPORT – Mike presented the usual statistical report. Greater number of domestic violence disturbances; 20 of 23 calls were from the same unit. Noted vandalism issues in laundry rooms. The officer went door to door in regards to chronic parking violations to try to get compliance. Issues with tenants in 306; Tom will follow up with the property manager for that unit to see what can be done. Mike will look at which lights are out tonight and make a list.
  
7. MAINTENANCE REPORT – Manny reported on vandalism issues in laundry building and some solutions being considered: card entry; motion sensor lights; metal frame doors; metal on the walls; sturdier sinks. Noted there are issues with the sewer line in front of the laundry room which requires attention from Denver water, who are giving the run around. HVAC was operating at 100%. Pine needles being removed by maintenance as time allows. Changed companies for snow removal so should be quicker.
  
8. POLICY UPDATE – Chu advised that the rule violation policy previously mailed out had been unanimously adopted by the board and is therefore in force as of January 15, 2014. Chu also confirmed that the policy for speaking during the Homeowners Forum portion of the Board Meeting is that each owner will have one minute to speak.
  
9. HOMEOWNERS FORUM -- Residents were asked to introduce themselves with their unit number and whether they were a renter or owner, and to express their concerns; responded as follows:

- Unit A7 – Seem to be an increasing number of grocery carts on the property with squirrels nesting in them; store is not going to come get them; see if there is someone who can collect and return them for a reward.
- Unit D398 – What is the board’s direction for the community in 2014? Answer: first to get finances in order; have effected reduction in fees; get roof repairs done and possibly some painting; probably another 5-6 months to get caught up on bills not paid by previous management.
- Unit V339 (renter) – Would like to paint her fence. Manny will get her some paint.

10. ADJOURNMENT -- Adjourned at approximately 7:45 P.M. Next meeting will be on February 19, 2014 at 7:00 p.m.

Respectfully Submitted,



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Forrest DeYoung, Secretary