

WOODSTREAM FALLS CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
January 21, 2015 in Clubhouse at 5:30 p.m.

Board members present:

Chu Ho Son, President

Forrest DeYoung, Secretary

Judson Davis, Vice President

1. CALL TO ORDER – President Chu Ho Son called the meeting to order at 5:30 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 – Three of five board members were present, therefore a quorum was present.

5. APPROVAL OF MINUTES – Reading of the minutes was unanimously waived.

6. SECURITY REPORT – No report made. New security company is United States Protective Service, phone 720-470-1840.

7. MAINTENANCE REPORT – Manny reported that they have a new excavator which should help with fixing pipe breaks.

NOTICE RE TOILET CONTENTS – Manny stressed that nothing but toilet paper should be flushed; no paper towels, feminine products, diapers, cigarettes, etc. These items invariably clog the pipes and cause backup for several units.

Notes that a recent pipe breakage caused several units to not have water for quite a while. Discussed that it is owner's responsibility to prepare for such events with back-up water. When planned maintenance occurs, notice can be given, but not for emergencies.

Roof repairs have been delayed due to weather.

8. Work on collecting past due assessments continues with another \$12k in past due items collected this month.

9. Chu announced that the HOA had acquired another unit which it is looking to market, preferably to an owner/occupant.

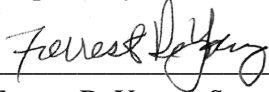
10. The board is receiving proposals from engineering firms to address the constantly breaking pipes at least cost, and Jud is looking into options for funding such repairs.

11. Owner forum -- Kendra Black, a candidate for council member for district 4, introduced herself and asked for neighborhood concerns:

- * Spoke about new school going in nearby
- * Suggested contacting Denver Urban Renewal re funding
- * Concern about no health center nearby
- * Concern about police being far away and not responding to calls
- * Concern about no nearby park for children

ADJOURNMENT -- Adjourned at approximately 6:10 P.M.

Respectfully Submitted,



Forrest DeYoung, Secretary

02/22/2015