

WOODSTREAM FALLS CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
November 19, 2014 in Clubhouse at 6:20 p.m.

Board members present:

Chu Ho Son, President

Judson Davis, Vice President

Forrest DeYoung, Secretary

1. CALL TO ORDER – President Chu Ho Son called the meeting to order at 6:20 PM. Board members present were introduced.

3. NOTICE -- Homeowners were informally notified of the Board meeting and notices were posted on all mail kiosks

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 for August 20,2014 was unanimously waived, but minutes were accepted. General meeting minutes are posted on the Association website.

6. SECURITY –. Chu said we were changing contractor crews for security services. There was someone who interrupted.

7 UNFINISHED BUSINESS

7.1 MAINTENANCE – . Manny described the status of HVAC maintenance and repairs.

7.2 ROOFING. Roofing work was delayed due to extreme cold weather (worst November since 1880's). Roof work will be delayed until weather permits.

7.3 COLLECTIONS We are making gradual progress in collections.

7.4 PURCHASE OF A CONDO UNIT The HOA is in process of purchasing a condo - details later

8. HOMEOWNER'S FORUM.

One person claimed that the Board didn't like her (she interrupted a number of times with complaints and criticism throughout the meeting). There were complaints of lights being out near building J and elsewhere. Some voluntarily replaced their hallway porch lights. Someone said underground HVAC pipes should be insulated.

There was a complaint that all minutes were not posted, and that the Board doesn't like her. Someone complained about slumlords, that lights were out near Bldg J (should be in reported on maintenance request forms). Some have replaced hall lights themselves.

245 will be evicted. Calvin wants them prevented from renting other units. However, the HOA can't make list of bad renters public.

A woman said that no ice melt was used or snow was shoveled on upper steps, and a dog was hurt by slipping on the steps. She fell last several times in snow/ice. Next time she will call 911 and remain on the ground until rescued. She was told that the upper steps were not that exposed and wasn't a high priority. Chu responded to her question regarding transfer fees that they now go to the HOA now. This started in 2013 after we removed the prior board and the prior managers then resigned.

There was a complaint about someone who had incurred parking violations. Question of why Jud's property was not in his name (they are in his limited partnership, and his LLC).

Someone said she doesn't think the Board cares about the HOA, but she cares even as renter. She was told that no audit had recently been performed because the prior managers had fouled up the accounting records, and we had to obtain an accounting firm to redo the accounting. She was informed that all Board members were not in all meetings, but only 3 are required for a quorum.

One complained that parking id requirements were not being met for parking (no lease or deed). HOA is working on policies for this.

Someone complained that too many people were living in some units. Tom said it could be reported on 311 (a city housing code violation). She got list of tenants by calling owners. Jud asked her to give the HOA her tenant information.

9. ADJOURNMENT- Chu ended meeting at approximately 7:15.

Respectfully Submitted,



Forrest DeYoung, Secretary