

WOODSTREAM FALLS CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
February 19, 2014 in Clubhouse at 7:00 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 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 – Three of five board members were present, therefore a quorum was present.

5. APPROVAL OF MINUTES – Reading of the minutes was unanimously waived, but minutes were accepted. General meeting minutes are posted on the Association website.

6. SECURITY REPORT – Mike presented the usual statistical report; please refer to his list of calls and issues. Question regarding whether towing is occurring when it should be; Mike responded that generally officers try to find the owners of cars to warn them that they are about to be towed. If that doesn't work, then cars are towed. Of 15 cars that currently could be towed, 10 are having the issue fixed and 5 will be towed.

Questions re gangs in the complex – Yes, there are some there and Denver police are aware and dealing with it. Landlord owners can get background checks on potential tenants through security.

7. MAINTENANCE REPORT – HVAC 100% at present; One laundry room closed due to damage to some valves; one fire hydrant leaking but not as badly as it used to; a 6th backup boiler has been ordered for \$30k and should be delivered in about a month; when the temperatures are low, it is helpful to drip faucets and open cabinets so the pipes can get room heating.

8. MANAGEMENT COMPANY UPDATE – Still looking for a management company. One has turned WFCA down for managing.

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:

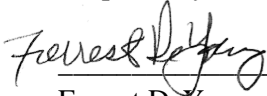
-- Why so many lights out? [Vandals still tampering with them.]

-- Maintenance and security will look at lights over direction signs.

-- Asked for poop bags to be refilled in holders.

10. ADJOURNMENT -- Adjourned at approximately 7:30 p.m.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Forrest De Young".

Forrest De Young, Secretary