

BOARD OF DIRECTORS MONTHLY GENERAL MEETING
WFCA Monthly Board of Directors Meeting at 5:30 PM on Wednesday, June 19, 2019

MINUTES

1. CALL TO ORDER. President Chu called the meeting to order at 5:35 PM.
2. ROLL CALL. All four directors, being Chu Ho Son, Paul Gremse, Jud Davis and Kevin Rusch, were present. Also present were Rick Daily, Mayez Haider, and Kim Myers, Association staff, and Officer Robert Martin, the Association's courtesy and safety patrol officer.
3. NOTICE AND WAIVER OF NOTICE: Homeowners were informally notified of the Board meeting. Notices were put up at all five entrances to the community. The website notice of meeting has been up for two months.
4. DETERMINATION OF QUORUM. President Chu declared that a quorum existed.
5. WAIVER OF READING OF MINUTES. All directors present waived reading of the minutes.
6. UNFINISHED BUSINESS. There was no unfinished business from the prior meeting.
7. NEW BUSINESS
- 7.1 Security Review. Officer Martin presented his review of security issues arising during the last month.

(a) Homelessness issues. Officer Martin noted that a substantial influx of homeless people (i.e., people without a residence who are not formal residents in any Unit) onto the Complex occurred during the months of May and June. Many of these homeless people have taken up residence in various of the Units in the Complex without the benefit of any lease at all and without complying with any prohibitions in the existing leases against subleasing, and despite the prohibition in the Declarations against the use of the Units as "transient housing."

These new occupants are using a number of different techniques to gain residence:

- i. They convince bona fide residents to take them in as roommates or subtenants;
- and
- ii. They simply squat in empty units

In at least a few instances, bona fide tenants have had their Unit "hijacked" from them by one or more homeless people, who will be allowed in and who will then change the locks, preventing the legitimate tenants from returning to their own home. The police have been ineffective in dealing with these situations, because they are confronted with arguments that (for example) the homeless person had permission to come into the Unit and thus is not "trespassing."

7.2 Management Review. Rick Daily presented the management review.

a. Laundry Room C: This laundry room will be back in service before the end of the month. The equipment has been cleaned and refurbished, and should be ready to go, according to CSC, our Laundry Equipment vendor.

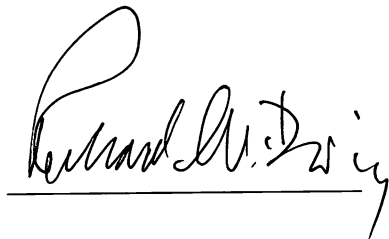
b. Sprinklers. During the recent rainy weeks, we have turned off the sprinklers to avoid wasting water. Now that the weather is drying out, we will resume using sprinklers for lawn irrigation. We will not operate the sprinklers on the weekends, but will have irrigation 3 days a week.

7.3 Financial Status Review. The financial reports prepared by Mayez Haider were distributed to the attendees, who offered no comments.

8. HOMEOWNERS FORUM

a. One of the owners presented a complaint about inadequate drainage by Building A and the Parking Garage. Staff will attend to this issue.

9. ADJOURNMENT. The meeting adjourned at approximately 6:10 p.m. The next meeting is scheduled for July 17, 2019.



Richard A. Daily