

**WOODSTREAM FALLS CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS REGULAR MEETING MINUTES**

**September 17, 2011
Clubhouse 9:00 a.m.**

8:00 a.m. Executive Session:

Regular Meeting

1. CALL TO ORDER

President Crumpton called the meeting to order at 9:07 AM. Three homeowner's attendance.

2. ROLL CALL

The Board of Directors Present: Erica Crumpton, President, David Frazier, Vice President, Joyce Taylor, Member-At-Large, Boris Lipkind, Member-at-Large, Pansy Moore-Secretary, Managing Agent

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

A quorum was present.

5. READING AND APPROVAL OF MINUTES

Reading of the Minutes – The August minutes were approved and posted to website

6. UNFINISHED BUSINESS

6.1 NONE

7. NEW BUSINESS

7.1 Re-Appoint to vacant position – The Board of Directors determined that Vice President David Frazier, whose term ended this year, would be reappointed to the Board to fill the remainder of the seat vacated by Juanita Rucker. David resigned his current position. A motion was made to re-appoint, the motion was seconded, the vote was two for and one abstained. David was reappointed to service until 2013.

7.2 Pet concerns – The community was asked for input regarding the consideration either to prohibit pets in the community or to charge owners that have pets. The

cost to pick up the dog waste has increased. The utilization of dog stations is decreasing. There are areas on the property that carry a heavy stench of dog feces and urine, which can negatively affect the property values. As being a pet owner is not a protected class, ONLY owners/investors who have pets may be those who will have their accounts charged for allowing pets. The Association strongly recommends that investors/owners disallow pets from renters to avoid these potential fees.

- 7.3 Annual Members Meeting-The Annual Membership meeting held each November is in process. An announcement regarding the meeting was sent to the owners advising of the agenda, which consisted of voting for a candidate to fill the vacant seat and to review the 2012 budget. The Annual Members meeting will be held Thursday, October 27, 2011. The formal announcement will be mailed September 27, 2011.

8. REPORT FROM MANAGEMENT

- 8.1 Financials are posted on the website.

9. HOMEOWNERS FORUM

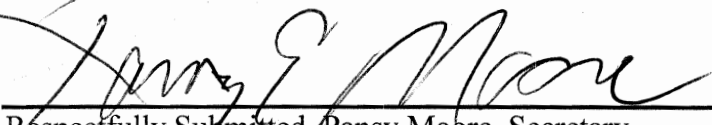
1) #226- New owner requesting information regarding painting of exterior buildings. Response by Maintenance Manager is that the buildings have not been painted for 14 years. The Boar is reviewing the cost and potential inclusion in the 2012 capital projects list. The owner of #226 also identified a sidewalk area that is very close to the carport area of the building, which prohibits the ability to move large items into the building through that access point. Maintenance will review the situation and seek a remedy.

10. ADJOURNMENT

Adjournment was at 9:23 A.M.

11. NEXT MEETING

Due to the Annual Members Meeting, no meeting will be held in October. The next monthly Board of Directors meeting will be held November 19, 2011, 9:00 a.m. Clubhouse

 11/19/11
Respectfully Submitted, Pansy Moore, Secretary