

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

**August 21, 2010
Clubhouse 9:00 a.m.**

8:00 a.m. Executive Session:

The Board of Directors Present: Jay Fluet, Vice President: Juanita Rucker, Member-at-Large; Boris Lipkind, Member-at-Large.

Executive Session

The Board discussed Association bylaw and election matters.

Regular Meeting

1. CALL TO ORDER

Vice President Fluet called the meeting to order at 9:02 AM. 12 homeowners were in attendance.

2. ROLL CALL

The Board of Directors Present: Jay Fluet, Vice President: Juanita Rucker, Member-at-Large; Boris Lipkind, Member-at-Large. Lindsay Smith of Winzenburg Leff Purvis & Payne, LLP was also present.

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 July meeting minutes were not approved, and will be returned to the Secretary, Pansy Moore, for revision.

6. HOMEOWNERS FORUM

1) #313 asked about the effect of a potential plumbing leak on the proposed playground. The Maintenance Manager discussed the size, location, and extent of the proposed playground.

2) #453 notified the Association about a large beehive outside the building. The Maintenance Manager stated they have been fighting the bees, and will seek professional assistance.

3) #398 notified the Association of a lemonade stand in the Association that was resulting in significant trash accumulation.

7. UNFINISHED BUSINESS

7.1 Building maintenance.

a) The Maintenance Manager stated that the Association's prior contractor for HVAC services had gone out of business, and presented a one-year contract between the Association and Performance Building Services to maintain the portions of the HVAC system not including the chillers, and a separate contract with Carrier to maintain the chillers. The Board discussed the contracts and other bids offered by other companies, the costs associated with emergency service calls, and the potential expense associated with failure to sign a contract. Vice President Fluet made a motion to approve the contracts between the Association and Performance Building Services and Carrier. Director Rucker seconded the motion. The motion passed, with Director Lipkind abstaining.

b) The Maintenance Manager stated that the current phase of the roofing project would be completed in approximately three weeks.

c) There are several dead pines and falling trees on the Association property. Vice President Fluet made a motion to approve a contract for trimming and removing these trees. Director Lipkind seconded the motion. The motion passed unopposed.

d) The RFP regarding the HVAC status was discussed concurrently with the HVAC contracts.

7.2 The Board approved the selection of the HVAC contractor during the discussion regarding the HVAC contracts.

7.3 Lindsay Smith of Winzenburg Leff Purvis and Payne, LLP discussed the status of the proposed mediation between the Association and Association Members. Several members had withdrawn their support for the mediation, but at the meeting stated they were still interested in participating in the mediation. Ms. Smith will prepare a formal mediation procedure to present to the Association and Association Members interested in mediating their disputes.

7.4 Ms. Smith discussed the Election Committee and the possibility of using mail-in or written ballots, with the ballots counted by paralegals from a local government law firm that handles elections. Vice President Fluet made a motion for the Association to use written ballots for the annual meeting in October, 2010. Director Rucker seconded the motion. The motion passed with Director Lipkind abstaining.

7.5 Ms. Smith discussed the timeline for the Bylaw amendment, and the meetings planned by Suzanne Leff, Esq., of Winzenburg Leff Purvis and Payne, LLP.

7.6 Ms. Smith discussed the changes that have occurred recently in federal regulations governing FHA approval, and noted that the FHA has not released clear guidelines governing re-approval under the new guidelines.

8. NEW BUSINESS

8.1 None

9. REPORT FROM ASSOCIATION MONITORING SERVICE - None

10. REPORT FROM MANAGEMENT/COMMITTEES

10.1 Committee Reports –

By Laws- Addressed in Unfinished Business.

Grounds –No new activity at this time.

Election – Addressed in Unfinished Business.

Revitalization – No new activity at this time.

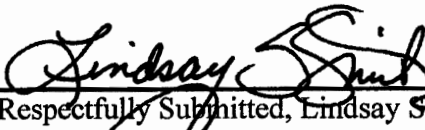
10.2 Financials – The financials for the Association are available on the Association’s website.

11. ADJOURNMENT

Adjournment was at 10:35 A.M.

12. NEXT MEETING

September 18, 2010, 9:00 a.m. Clubhouse



Respectfully Submitted, Lindsay S. Smith, Association attorney on behalf of Pansy Moore,
Secretary/Managing Agent