

WOODSTREAM FALLS CONDOMINIUM ASSOCIATION
MONTHLY MEETING

March 15, 2017 in Clubhouse Office at 5:00 p.m.

Board Members present:

- Chu Ho Son, President
- Judson Davis, Vice President
- Anna Fleshler, Treasurer
- David Frazier, Member-at-Large

Others present:

- Robert Martin, Sheriff
- Tom Hobelman, Secretary

1. CALL TO ORDER/ROLL CALL – Secretary Tom Hobelman called the meeting to order at 5:05pm. Board members present were introduced; quorum was reached. Handouts (Profit/Loss and Balance Sheets) were available for distribution at the sign-in table.

2. NOTICE – Homeowners were informally notified of the Board meeting in the week prior to the meeting; notices were posted on all mail kiosks and at each of the five entrances to the community and at the six laundry rooms.

3. WAIVE Reading of Minutes, Officer Reports, and Committee Reports (Committee Reports currently moot).


4. SECURITY REVIEW – Sheriff Robert Martin restated his recommendations: don't leave valuables in the car; if you see criminal activity or a rule violation report it with a documented complaint – as is often the case with active barbecuing (per Lynn Sallo, owner A-007). He will be taking any and all photos provided of infractions "in progress" (particularly with minors involved) to use as the "first warning" before fines are imposed (per Rule #3: "Enforcement of Governing Documents"). In answer to attendees' questions about a pro-active stance, he said he'll be working with Tom and the HOA attorney regarding the feasibility of camera installation.

5. UNFINISHED BUSINESS – President Chu Son announced that WFCA Inc. is still looking into bids for exterior work (painting, wood trim and balcony refurbishing). Tom pointed out that the roofs are approaching 80% completion and the now-diverted "Comcast funds" are filling the "Painting Reserve" coffers.

6. HOMEOWNER'S FORUM – Marcelino Acevedo (V-357, tenant present at owner's request) detailed the trouble he has gone through to get two minors (one a resident of the Falls) arrested on car theft charges, and ended with a plea that the Board do everything it can to curtail criminal activity by child residents. Debra and Doug Fry (P-253, tenant present at owner's request) wanted an explanation of the dog waste baskets' removal (abuse by residents), a review of the external power wash policy (done at request where possible, based on available water pressure), and an explanation of the parking policy (both its details and violation enforcement). James Baack (owner, M184) set up a meeting with the Board after the general session to discuss a disruptive neighboring tenant.

9. NEW BUSINESS – See ongoing beautification and maintenance projects referenced at previous meetings.

Signed: _____


Tom Hobelman, Property Manager and Secretary