

Woodstream Falls Condominium Association, Inc.

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WOODSTREAM FALLS CONDOMINIUM ASSOCIATION

BOARD OF DIRECTORS MEETING

August 19, 2015 in Clubhouse at 5:30 p.m.

Board Members present:

- Chu Ho Son, President
- Forrest De Young, Secretary
- Judson Davis, Vice President

1. CALL TO ORDER – President, Chu Ho Son called the meeting to order at 5:30 p.m. Board members present were introduced.

2. 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.

3. DETERMINATION OF A QUORUM – Three of five board members were present, therefore a quorum was present.

4. APPROVAL OF MINUTES – Reading of the minutes was unanimously waived.

5. INTRODUCTION OF NEW EMPLOYEES – Officer Robert Martin with Community Policing Services is the new security for the property and Mayez Haider is the operations manager.

6. SECURITY REPORT – Officer Robert Martin addressed homeowners, assuring them of his commitment to serve and asked homeowners to assist him by being the “eyes and ears” on the property.

7. MAINTENANCE REPORT – Manny reported that roof work has been delayed due to rainy weather. He also pointed out that the chillers respond to an exterior thermometer that may trip the HVAC system “off” when temperatures fall overnight. He continues to compensate for both the exterior temps and the ongoing pipe leak, which has reduced air conditioning effectiveness for most of the summer season.

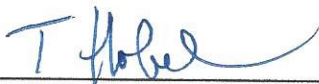
8. COMCAST - Judson reported that he found a loophole in previous contract with Comcast, WFCA now able to get out of contract. Chu Son asked homeowners to send back Comcast surveys (asking if homeowners interested in paying extra \$25 in HOA dues for Comcast internet). He reiterated that the final disposition on this matter would be addressed at the October Annual Meeting.

9. OWNER FORUM

- Alan Norton (Z403) asked if Comcast took away channels, he lost channels a month or two ago (no other attendee reported a similar outage).
- Lois Marshall (R363) criticized the rooftop patio construction, pointing out that permits hadn't been pulled. The Board assured her that proper procedure would be enforced.
- Barbara Calder (A009) recounted for the assembly her conversations with the Councilwoman Black's office, regarding the removal of shopping carts – no definitive headway at this time.
- Cathy Dirgo (J114) asked for an official rundown on the new internet service to be added should that motion pass, which Chu promised to address with the Comcast representative.
- Dale Arndt (H090) asked for, and received, clarification on the complaint process. He wished to ensure that due process was clearly followed.
- Paul Gremse (I108) asked for answers to the concerns he raised in his open letter to the Board dated 08/18/2015. Chu addressed his concerns regarding financial status and the condition of the physical plant (structures, HVAC), pointing out that everything that can be done, without creating an onerous special assessment, was being done.
- Ted Rehm (P256) asked for, and received, clarification on the upkeep of appearance (roof repair scheduling, exterior painting, landscaping).
- Kelly Svec (N187) wanted to ensure that documentation regarding her dissatisfaction with the current Board's management was entered into the record.

Adjournment – Meeting adjourned at approximately 5:55pm.

Respectfully submitted,



09/01/2015