

**WOODSTREAM FALLS CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS/HOA MEETING AGENDA
May 17, 2017**

HOA MEETING

EXECUTIVE SESSION 4:00 p.m. to 5:00 p.m.

A. Legal Review

WFCA MONTHLY HOA MEETING 5:00 p.m.

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. NOTICE AND WAIVER OF NOTICE**

3.1 Homeowners were informally notified of the Board meeting. Notices were put up on all mail kiosks

- 4. DETERMINATION OF QUORUM**
- 5. READING AND APPROVAL OF MINUTES**
- 6. SECURITY REVIEW (Officer Martin): Squatters**
- 7. UNFINISHED BUSINESS**
 - Paint Contractor Bidding Process
 - Roofing Update (Decks)
 - Landscaping Update
 - HVAC "Spring Switchover" DELAY
- 8. HOMEOWNER'S FORUM**
- 9. ADJOURNMENT- Next meeting TBD**

**WOODSTREAM FALLS CONDOMINIUM ASSOCIATION
MONTHLY MEETING**

May 17th, 2017 in Clubhouse Office at 5:00 p.m.

Board Members present:

- Chu Ho Son, President
- Judson Davis, Vice President
- Linda Moore, Member-at-Large
- Anna Fleshler, Member-at-Large

Others present:

- Robert Martin, Sheriff
- Tom Hobelman, Secretary
- Charlene Hunter, attorney
- Rick Daily, paralegal

1. CALL TO ORDER/ROLL CALL – Secretary Tom Hobelman called the meeting to order at 5:02pm. 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 – Officer Martin reported on a recent influx of squatters, apparently networking with other homeless individuals and comparing notes regarding empty condo units. He asked for any and all suspicious activities to be reported to him and/or 911.

5. UNFINISHED BUSINESS – Tom reviewed the progress with the painting project, detailing the Board's careful approach to paying for the work (installments per monthly dues' line item "Paint Reserves") and how that has impacted the bidding process so far. He also pointed out that WFCA Inc. was still awaiting approval from the city inspector regarding the rooftop deck design, to be used when the roofing project takes over decks. Chu reviewed the progress of Escobar Lawn Services regarding the drainage repair, sprinklers, and grass re-seeding. The HVAC switch-over was announced but on a DELAYED schedule due to the weather.

6. HOMEOWNER'S FORUM – Grant Weaver (F-66) asked for some direction regarding the color schemes for the painting project (may be shunted to a sub-committee) and will there be a new "Revitalization Plan" (in the works, but deferred until the court cases have stopped draining reserve funds). Lynn Sallo (A-007) asked about the plan for removing the ivy around building B in preparation for the painting. Paul Gremse (P-232) reported lights out.

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

Signed: _____

 6/14/17
Tom Hobelman, Property Manager and Secretary

