

**WOODSTREAM FALLS CONDOMINIUM ASSOCIATION  
MONTHLY MEETING**

March 16, 2016 in Clubhouse Office at 6:00 p.m.

**Board Members present:**

- Chu Ho Son, President
- Judson Davis, Vice President
- Linda Moore, Member-at-Large
- Charlene Hunter, attorney
- Tom Hobelman, Secretary

1. CALL TO ORDER/ROLL CALL – President Chu Ho Son called the meeting to order at 6:10 p.m. Board members present were introduced; quorum determined. Handouts 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. REPORT FROM SECURITY SERVICES – Officer Martin reviewed the crime report he produced (stressing vehicle activity as observed by residents is not tied to actual criminal activity – the same 4 individuals are producing most of the crime in the area).
5. UNFINISHED BUSINESS – Tom addressed phasing in new security doors for each of the 5 laundry rooms as funds are available this summer, continuing the roofing project, keeping the exterior improvements on the Board's radar, and filling out the City and County of Denver smoke alarm forms that were distributed to each condo in late January.
6. HOMEOWNER FORUM – Kelly Svee (N-187) questioned the "professional fees" referenced in the handout from the 09/30/2015 Meeting (fee paid to C3 Public Adjusters); Barbara Calder (A-009) asked for clarification of the roof settlement monies, a better summary of the cash flow statements (Chu assured her the roofs are being worked on and that the financials are being fine-tuned by Moore and

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Associates), and a better accounting of the roofing permit application process with the City (her research indicates permits are lacking, the vendor's records counter that observation); Sarah Muramoto (I-095) asked about ways the Board is trying to meet the gap that seems to exist between monies coming vs. monies going out; Both she and Richard Rand (K-139) expressed their confusion regarding the disposition of the Comcast contract (research into options is still ongoing); Carol Dowd (BB-421) wanted assurance that the roofs are insured; Alan Norton (Z-403) wanted assurance that all WFCA employees and vendors are bonded and/or insured as required by the state (Kelly Svee echoed this question as well); Lynn Sallo (A-009) pointed out that some signage that was formerly on posts has been moved to nearby tree trunks for no good reason.

7. MAINTENANCE REQUESTS – more exterior (trim/balcony/door) paint on order (specific to K. Svee); light on map at entrance #2 to be replaced.

Adjournment – Meeting adjourned at approximately 6:45pm.

Respectfully submitted,



03/21/2016

Tom Hobelman, Property Manager/Secretary