

**WOODSTREAM FALLS CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
January 16, 2010
Clubhouse 9:00 AM**

8:00 a.m. Executive Session:

The Board of Directors Present: Barry McConnell-President-Maintenance Manger, Neil Adam-Treasurer, Pansy Moore (Officer)-Secretary, Managing Agent, Juanita Rucker-Member-at-Large, Jay Fluet, Member-at-Large, Boris Lipkind-Vice President.

1. CALL TO ORDER

Barry McConnell-President called the meeting to order at 9:10 AM. Nine homeowners in attendance.

2. ROLL CALL

Board members present: Barry McConnell-President-Maintenance Manager, Pansy Moore(officer)-Secretary, Managing Agent, Neil Adam-Treasurer, Jay Fluet, At-Large, Juanita Rucker-At-Large; Boris Lipkind-Vice President; a quorum was present.

3. NOTICE

Homeowners were informally notified of the Board meeting and notices were posted on all mail kiosks, website 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 waived, four votes to waive, one abstention. December minutes approved.

6. HOMEOWNERS FORUM

1) #87 Raised the question with respect to whom the responsibility was to keep the walkways clean. A problem with ice accrual at entrance #4, the Association President responded that he will speak with the landscaping contractor to resolve that issue.

2) #87 Raised the question of installing a dog run. Discussion presented multiple pros and cons. The Association President tabled discussion for next month's Executive Session.

3) #453 stated that kids are noisy dogs are less problematic in relation to installing a dog run.

4) #313 Thanked the maintenance crew for resolving the lighting issues at laundry room U.

7. UNFINISHED BUSINESS

- 7.1** Capital Projects 2010 – A priority list has been identified as follows:
- Roofs 13 total slated for replacement this Spring/Summer
 - Repair 2 small PK boilers
 - Re-tube main boiler
 - 2nd and 3rd floor railing replacement
 - Continuation of retaining wall replacement
- 7.2** Bylaws Committee- Status - Boris Lipkind, chair states that committee is formed with a total of six members. The first meeting is to be held 1/16/10. An independent attorney is also participating to assist the process. The committee is researching two other HOA bylaw documents, an email account and schedule board has been set up. Data to access both is to be provided.
- 7.3** Clubhouse Update – New floor, frame of restrooms on first floor in progress in accordance with bldg code requirement for an A-3 occupancy designation; labor provided by temporary labor staff to cut costs. Lights, switches and alarm system work are 80% complete.
- 7.4** Election Committee- Jay Fluet, Chair, set up an email account for the committee. The email account is EWSFHA@hotmail.com; this will also be published in the first quarter newsletter. Two members of the community in attendance at the Board of Director's meeting volunteered to serve on the committee: #313 Ms. Joyce Taylor and #277 Mr. Chu Son.
- 7.5** Revitalization Committee- Barry McConnell, chair is asking for community members interested in serving to help review the current plan, make suggestions for curb appeal projects, future HVAC underground pipeline replacement and welcomes suggestions for revising the plan.

8. NEW BUSINESS

- 8.1** Roof Replacement – Project to begin this Spring/Summer. Will use same contractor, Weathersure but will solicit bids from other contractors to ensure the best bid for this project. It will take the next for years to complete the roofing project.
- 8.2** March Vendor Meeting – This meeting will replace a standard Board of Directors meeting. The purpose of this meeting is to give the community an opportunity to talk with the current contractors, ask questions and gain information from the companies doing the work of the HVAC, Landscaping, Roofing, Xcel to hear from the source what is occurring in these areas. This would assist in eliminating rumors and misinformation regarding the stated of equipment and activity occurring at the Association. #39 has energy saving information that he will share at the request of the Association President.

9. REPORT FROM ASSOCIATION MONITORING SERVICE - WACKENHUT

- 9.1** Jackey Alderman – Handout (attached).

10. REPORT FROM MANAGEMENT

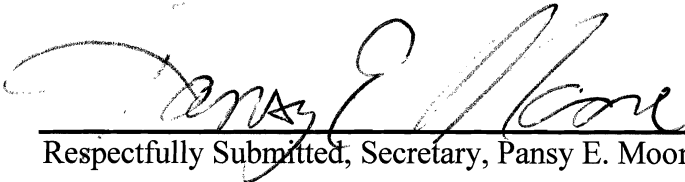
10.1 Treasurer- Adam provided an overview of the new quarterly P&L sheet. The 4th quarter of 09 indicates that continued stability of the Association's financial condition. Consistent collections help to fund capital projects. Adam advised that adjustments made because of the 2008 review are reflected on this quarterly P&L. Adjustments occur annually because of either an audit or a review. The Association is not required to conduct an audit or review annually but chooses to do so as a prudent financial measure to ensure that the community's books are meeting the General Accepted Accounting Principles (GAAP).

11. ADJOURNMENT

Adjournment was at 10:30 A.M.

12. NEXT MEETING

February 20, 2010, 9:00 a.m. Clubhouse

 2/20/10

Respectfully Submitted, Secretary, Pansy E. Moore