

**WOODSTREAM FALLS CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS REGULAR MEETING MINUTES**

**November 20, 2010
Clubhouse 9:00 a.m.**

8:00 a.m. Executive Session:

The Board of Directors Present: Jay Fluet, Vice President: Juanita Rucker, Member-at-Large. Pansy Moore, Managing Agent, David Fraizer, member-at-large, Joyce Taylor, member-At-Large, Lindsey Smith of Winzenburg Leff Purvis and Payne, LLP. Absent: Member-at-Large; Boris Lipkind,

Executive Session

The Board discussed personnel matters, signing of CAMS, LLC, and Homeworx contracts, Legal costs discussion regarding control of legal costs incurred by members outside of the Board, Budgeting to maintain current dues, Denver Water Contract, Election of Officers.

Regular Meeting

1. CALL TO ORDER

Vice President Fluet called the meeting to order at 9:00 AM. Fourteen homeowners attended.

2. ROLL CALL

The Board of Directors Present: Jay Fluet, Vice President: Juanita Rucker, Member-at-Large. Lindsay Smith of Winzenburg Leff Purvis & Payne, LLP. Absent: Member-at-Large; Boris Lipkind, noticed by email.

3. 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.

4. DETERMINATION OF A QUORUM

A quorum was present.

5. READING AND APPROVAL OF MINUTES

Reading of the Minutes – The September minutes were approved with no changes.

6. HOMEOWNERS FORUM

- 1) #415 asked about leak at bldg AA. Response was small DHW was repaired last week.
- 2) #115 asked about bringing the annual meeting to the clubhouse and the cost to bring the clubhouse up to code. Response was that the hotel fees is \$250, affordable for the Association and that the fire code has been met, the restriction from the fire dept as identified in minutes earlier this

year; the capacity allowed in the clubhouse is no more than 50. The potential for more than 50 members could occur at an annual meeting; therefore, the hotel venue will continue to be utilized.

7. UNFINISHED BUSINESS

7.1 Building maintenance.

a) The Maintenance Manager stated that roofing and deck work is complete. Awaiting inspection of roofs and sign off on inspection documents.

b) The Maintenance Manager stated that retubing of the boiler included replacement of 190 tubes. Has been completed. The cost to the Association was \$37,000.

c) The Maintenance Manager stated that the remaining trees from the trimming project have been completed.

d) The Maintenance Manager stated that the conversion to heat was successful and without incident to date.

7.2 The Audit has been on hold. The CPA firm has been handling tax accounts from other clients, taking vacation time for the holidays, and a death occurred in one of the auditor's families. The CPA firm will resume a completion of the audit during December 2010.

7.3 The Board of Directors scheduled a informational meeting at this month's meeting to accommodate the requests from a group of five members at the annual meeting who requested to hear the candidates speak prior to casting their votes this election round. The homeowners who suggested this venue from the annual meeting were not in attendance. All candidates received mailed notices to speak at the informational session and to be available for questions. The candidates that attended were Joyce Taylor, Wanda McConnell, Juanita Rucker. Director Lipkind was absent due to illness and was unable to provide a rebuttal to the recall ballot issue.

The Association's attorney, Lindsey Smith spoke to the recommendation to update the 30-year old Bylaws.

7.4 Attorney, Smith encouraged the members present to share with other members the importance of voting by the deadline and ensuring that dues are also paid by the 15th. Contact the Management Office if you have not received a ballot or require an address change to be recorded.

8. NEW BUSINESS

8.1 The contracts for CAMS, LLC and Homeworx were voted upon. Four Board members were for signing the two-year contracts. One Board member was against signing the contracts; Director Lipkind, who expressed his objection via email upon receipt of all documents for the meeting including the contracts. The contracts were approved for the next two years, through 2012.

Neither CAMS, LLC, nor Homeworx requested salary increases. The salaries remain at \$88k and \$42 respectively.

There was discussion regarding the office hours and salary of the contracts. All standard contractor's contracts contain a salary required for services rendered, which is not related to hours worked.

9. REPORT FROM MANAGEMENT/COMMITTEES

10.1 Committee Reports – No Committees

10.2 Financials – The financials for the Association are available on the Association's website.

11. ADJOURNMENT

Adjournment was at 9:54 A.M.

12. NEXT MEETING

January 15, 2011, 9:00 a.m. Clubhouse

NO MEETING DURING THE MONTH OF DECEMBER DUE TO THE ANNUAL MEMBERSHIP MEETING

 12/13/10
Respectfully Submitted, Pansy Moore, Secretary/Managing Agent