

WINDCHASE BAY CONDOMINIUM ASSOCIATION, INC.

Board of Directors Meeting

January 13, 2015

Minutes

BOARD MEMBERS PRESENT:

Ken Curry
Becky Ringwald
Rick Johnson
John Amentler
Charles Crumpton

OTHERS PRESENT:

Cheryl Kelley, Etheridge Prop. Mgmt.

CALL TO ORDER AND APPROVAL OF THE MINUTES:

Ken Curry, President, called the meeting to order at 5:30 p.m.

Approval of Minutes:

John Amentler made a motion to approve the minutes from the November 20, 2014 BOD meeting, Rick Johnson seconded, approved unanimously.

October Financial Statements

Cheryl Kelley discussed the financial statements for December 2014. The financial Report reflected monthly income of \$27,158.99 and total expenses of \$17,356.74 for a net operating income of \$9,802.25. Reserve & Insurance Transfer were made. Year to date Financials were also discussed, Total Revenues for 2014 \$338,763.65 Expenses -\$329,169.77 for a year end Net Operating Income of \$9,593.88.

Receivables- The Association received a settlement check for #R-11 on 12/29/14 in the amount of \$4210.00.

Old Business:

A. Landscaping Company Issues: Cheryl Kelley reported that she has spoken with Carolyn Walders owner of Walders Landscaping and expressed the dissatisfaction with the lawn crew recent job performance on the property. Ms. Walders has assured that the crew will start doing a better job, offered to update the landscaping area at the property entry at Hyde Park, also said the crews will clear the additional leaf debris along the back fence line.

B. Hardie Board Replacement for Breezeway and Patios:

John Amentler informed the board that the project (for select buildings as stated on the contract) will begin on 1/14/15. Deposit to M & H Construction has been distributed in the amount of \$2100.00. Total Cost \$ 6350.00. John made a motion to authorize the balance of the Special Acct. in the amount of \$975.31 to be used for the siding project to offset this expense. The remaining balance will be funded from Reserves; Siding & small % Painting Reserve, (painting is included within this scope of work) Rick Johnson seconded the motion, approved unanimously.

6350.00 Total Cost for Project

-975.31 Special Acct.

-2451.66 Siding Replacement Reserve

-2923.03 Painting Reserve (Balance in Painting Reserve as of 12/31 \$50,548.69)

New Business:

A. # of Persons allowed per unit:

Board had discussion as to the number of persons that may reside in a two bedroom condo at the meeting in November. Rick Johnson presented an Occupancy information sheet from a local apartment community stating maximum of 2 heart beats/per person per bedroom, per single family residence. After some brief discussion as to the Windchase Rules & Regulations stating the following;

110.06 Units are restricted and are to be used for the sole purpose of residential single-family dwelling and for no other purposes.

Rick Johnson made a motion to enforce & approve “a maximum of 2 heart beats/per person per bedroom, per single family residence”. John Amentler seconded the motion, approved unanimously.

B. Pets: As stated in the Windchase Rules & Regulations:

1100.04 Only two animals are allowed per unit. When they are outside they must be on a leash and under supervision of a responsible person.

There was discussion as to the # of Pets some current residents have living in the units. It was noted that a resident in F Bldg. has 4 dogs. Letter will be sent by EPM to resident stating the rules and regulation that maximum of 2 animals are allowed per unit.

C. Resident Compliance with Electronic Devices:

#S-9 has installed Cameras/Motion detector lights on outside of balcony on S-11 Woodwork, this is not allowed.
A letter will be sent to owner/resident in S-9.

D. Fence Line Clearing/Fence Repairs behind K, L, & M

Cheryl Kelley has obtained a Proposal from Sellers Landscaping to remove the damaged fence area and clear the fence line. The fence collapsed during the tree removal in that area. Sellers bid to remove damaged fence, level roots, cleanup of area \$465.00 + Cleanup of entire fence line, including roots to ground level \$350.00 total of \$815.00. Becky suggested we obtain a bid from Walders Landscaping,
EPM to wait one week for a bid price from Walders. Becky motioned to use funds from Fencing Reserve for this project, Rick seconded, all approved unanimously.

E. Painting of Speed Bumps:

The Speed bumps will be painted as soon as the weather permits, paint requires warmer weather.

Other Business:

Ken Curry requested EPM survey the balcony boards running along base of balconies for screws rusting/running stains along wood work, especially the area facing west. EPM will obtain an estimate to paint the necessary boards

Next BOD meeting will be February 10, 2015

There was no further business and the meeting adjourned at 6:45.

Respectfully submitted,

Cheryl Kelley, Association Manager