

Windchase CONDOMINIUM ASSOCIATION

Board of Directors Meeting – February 21, 2017

Minutes

CALLED TO ORDER:

President John Amentler called the meeting to order at 5:35 p.m.

BOARD MEMBERS ATTENDING:

John Amentler
Becky Ringwald
Charles Crumpton
Keith Harrod
Rick Johnson

ALSO ATTENDING:

Cheryl Kelley – Association Manager
Jim Tuck, Cox Representative

APPROVAL OF MINUTES:

Rick made a motion to approve the minutes for the January Board of Directors meeting. Becky seconded. All were in favor. Cheryl to modify J Building wording regarding the water damage inside the walls running down into long term undetected leak. Minutes modified.

Cox Cable Marketing Plan, Jim Tuck:

Jim spoke to board to explain the exclusive marketing plan opportunity for WCB. Partnership with Cox and WCB, % of \$ coming back to Association. 10 exclusive marketing agreement presented based on customer's base. Payout % explained, pay out quarterly, net every 45 days. Cox would have exclusive use of the wiring. John asked what type cable AT&T would use, old cable in place currently, discussion of types of lines currently being used.

WCB would need to promote Cox to new owner or renter, such as in newsletter. This is 10-year agreement between Board discussed proposal. Contractors must comply with Condo guidelines for installation.

ACC spoke to John on site, about rewiring the buildings. Board would like to request copy of contract, for review before voting on this, Cheryl to email to board for review.

FINANCIALS:

Cheryl presented the January financials, Cheryl stated January financials were in good fiscal shape.

E-4 Receivables has been paid in full.

There are a few accounts over 30-60 days delinquent, NOL have been mailed to those accounts. Rick made motion to approve the financials, Becky seconded, all in favor unanimously.

Old Business:

Landscaping:

Proposal from Walders Landscaping to replace the entry plants, has been approved for \$600.00.

Rick will speak with Walders before plants purchased and installation. Plan for planting later in February, due to possible freeze, February. Cheryl and Rick will contact Walders to walk property regarding Spring time, there are many areas where new plants are needed.

Insurance Claim: J Building:

The claim for the water damage in J-10 & 12 walls and expensive repairs, has been denied by Insurance company. Reason stated, damages from long term event, "pin hole water line from within the wall upstairs". Board disappointed, Agent did not help follow up on the claim, there was discussion of finding new insurance agent for next years renewal.

New Business:

Fencing repairs/replacement:

Fencing along Hyde Park and Scenic Hwy/entry was discussed, the fence is old and has had many repairs.

Board agreed to get estimates for a new fence, look at other new fences in the area, such as along Summit Blvd for ideas for replacement.

Tree Proposal:

Tree Works, Don Hurd, tree arborists, has looked over the property and recommended trees that need limbs trimmed. Cheryl has a diagram laying out the various trees and areas. Board to review and to be discussed at next meeting.

J Sidewalk Repair, Roots have significantly raised the sidewalk at J 12, presenting a trip hazard. New section to be repaired by Larry Bellamy cement contractor. John made motion to accept the repair bid, Becky seconded, all in favor.

Spring Newsletter:

Kimberlie in EPM office is working on the design for Spring newsletter, Rick and Cheryl will work on items for the newsletter. To be distributed in late March/early April

ADJOURNMENT:

The meeting adjourned at 7:05p.m.

Next meeting is March 14th.