

WINDCHASE BAY CONDOMINIUM ASSOCIATION, INC.

Board of Directors Meeting

April 8, 2014

BOARD MEMBERS PRESENT

Ken Curry

Becky Ringwald

Eric Frulla

John Amentler

Ericka Stamets

Betty Wilson

Keith Harrod

Charles Crumpton

Larry Richardson

OTHERS PRESENT

Mr. Wilson

Ray Etheridge-Association Manager

CALL TO ORDER AND APPROVAL OF THE MINUTES:

Ken Curry, President, called the meeting to order at 5:00p.m.

Eric Frulla made a motion to approve the minutes of the March 11, 2014 meeting. Betty Wilson seconded, and the motion passed unanimously.

Ray Etheridge discussed the financial statements through March 2014. Collections for the month were \$1,635.00 under budget, but for the year are \$11,260.00 over budget. Late fees were collected in the amount of \$146.00. The reserve transfers and insurance transfers were made and are on schedule for the year. Expenses were reviewed as well. It was noted that sprinkler repairs are running well over budget for the year. Cash in bank was reviewed. The accounts receivable was discussed in some detail. The receivables are in good condition, except for two units, which are in the foreclosure process. One has recently been foreclosed on and the association's attorney has sent the company which foreclosed the unit an invoice, in the amount of \$6700. 00, to cover dues. The holder of the first mortgage is not the mortgage company which foreclosed on this unit so we should collect these funds. The other unit should close sometime this month and the association should get collect some funds from this unit. Two units have been sent 'Notice of Intent to Lien' and if not paid by the 21st of April, liens will be filed on those units.

Erosion in the retention pond was discussed at our last meeting and Mrs. Wilson had volunteered Mr. Wilson, who has some experience in these matters, to review the areas of washout. After some discussion, John Amentler made a motion to approve Mr. Wilson entering into the retention pond for further inspection. Erika Stamets seconded and the motion passed unanimously. Mr. Wilson also agreed to assist with some barriers to stop erosion. He will meet with workers from EPM Maintenance to show them what is needed. This material will be purchased and Mr. Wilson will supervise the installation. Ray was also asked to get an estimate to make gate repairs.

The board discussed the repairs that had been done on the pool house, where there a hole in the siding. It was approved that a 1x8, or whichever size board would fit over this area, be added as a trim board, which would also match the other buildings in the project as originally finished by the contractors.

We've also recently had a leak in units J-12 & J-10. This needs to be investigated, as this leak was serious, but repairs had been done on the siding some months, or even years ago, and it has not leaked up until this point.

It was reported that the letters missing on some of our buildings were still not available. Bob has worked with several companies and is still in the process. Charles Crumpton also commented that we may be able to order these letters from Home Depot. This will be investigated.

At the last meeting, two black jacks or scrub oaks in the vicinity of E-3 & E-7 were discussed. The board has decided that these could come down. John Amentler made a motion to approve the cutting of these two black jack trees. Betty Ringwald seconded and the motion passed unanimously.

Erika Stamets stated that there was some white residue from the pressure washing on buildings O & N. This will be investigated and cleaned from the buildings.

Unit I-12 has made a request to the board to plant 6 plants and do some ground cover work using pine straw in the area of this unit. This was approved by the board. L-2 also made a request to have some sod laid in the vicinity of this unit. This will be looked at and brought to our next board meeting. Erika Stamets also brought up the fence repair at the southeast corner of the property. This has been looked at and an estimate will be obtained for board approval.

Ken Curry reported that our sprinkler system has been down in the A building area. This entire section has been down for some time and we cannot locate the wiring in order to get it up and running. Riker Sprinkler Company has looked at the system and had given the association and estimate to find the problem, in the amount of \$1000.00 to \$1200.00. Becky made a motion to approve, Larry Richardson seconded, and the motion passed unanimously.

Ray reported to the board that we are now required to get a new appraisal and we have an estimate for \$1500.00 from John Priller, who had done the appraisals in the past. Ray was asked to get another estimate for an appraisal and bring to the next board meeting.

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

Respectfully submitted,

Ray O. Etheridge
Association Manager