

Windchase CONDOMINIUM ASSOCIATION
Board of Directors Meeting – September 14, 2016
Minutes

CALLED TO ORDER:

President Rick Johnson called the meeting to order at 5:30 p.m.

BOARD MEMBERS ATTENDING:

Rick Johnson
Becky Ringwald
Charles Crumpton
John Amentler
Betty Wilson
Keith Harrod

ALSO ATTENDING:

Cheryl Kelley – Association Manager

APPROVAL OF MINUTES:

John made a motion to approve the minutes for the August Board of Directors meeting. Charles seconded. All were in favor.

FINANCIALS:

Cheryl presented the August financials. John made motion to approve the financials, Becky seconded, all in favor unanimously.

Old Business:

Landscaping:

Rick stated he has met with Mike Walders to discuss plants that need replacement, weed control, etc. All agreed that the Contract needs to be followed, beds are not being weeded, edging trimming are done on regular basis. Cheryl & Rick will talk to Walders about upcoming fall annuals and upkeep of entries. Estimate from Walders to clean up entry side beds, brought down to \$350.00, Rick will discuss the specifics with Walders.

Aqua Tech Pressure washing of breezeways and buildings:

All agreed the pressure washing company did a very good job. Discussed owner's/residents responsibility for cleaning of patio and balconies, due to personal items below on patios/entrance into gates and upstairs balconies.

Rules & Regulations:

Letters have been sent on violations, many have complied, still issues with non-compliance with installation of dog doors, owners have been contacted, board agreed it was time to send fining notices to those in non-compliance. Fall Newsletter will be distributed within next few weeks, with list of items that are continuing violations, hopes to better inform all residents.

M & H SIDING REPAIRS:

John stated repairs have been completed. I building noted, John will look at that area, more siding will be scheduled later in year or early 2017.

Tree Limb Trimming:

Mack Tree trimming was completed at K building.

New Business:

Property Insurance Renewal completed, September 3rd.

Monument in Memory of Mr. Curry, devoted and long term President of Association, has been ordered, Crepe Myrtle will be planted at R building with plaque placed at tree base.

Newsletter/Welcome packets:

Fall newsletter is being drafted for distribution in next few weeks.

Welcome packet for new residents was discussed, this is an effort for residents to be better informed for many items, contacts for board and management, rules& regulations, etc.

ADJOURNMENT:

The meeting adjourned at 6:35 p.m.