WINDCHASE BAY CONDOMINIUM ASSOCIATION

Board of Directors Meeting
November 18, 2009

CALL TO ORDER
Ken Curry, President called the meeting to order at 6:50 p.m.

BOARD MEMBERS PRESENT

Ken Curry	Charles Crumpton
Rebecca Ringwald	Barbara Applegate
Fleurette Fontaine	Larry Richardson
John Amentler	

OTHERS PRESENT
Neal Smith
Anne Haasnoot
Ray Etheridge

2010 OFFICERS
Larry Richardson made a motion to retain the same officers in 2010 as in 2009. This motion was seconded by Charles Crumpton and passed unanimously.

Those officers are:

Ken Curry	-	President
Rebecca Ringwald	-	Vice President
John Amentler	-	Treasurer
Fleurette Fontaine	-	Secretary

With a brief discussion, Larry Richardson made a motion to approve the proposed budget for 2010, as discussed at our Owners Meeting. Rebecca Ringwald seconded and the motion passed unanimously.

PROPERTY UPDATE
ROOF REDEEMERS PROPOSAL
The Board of Directors discussed a recent proposal from Roof Redeemers to treat the building for mold and mildew and do cleaning. Roof Redeemers are from Memphis, TN and have cleaned the property for several years, with the exception of 2009. Two (2) estimates were on hand from local contractors; however, they were more expensive then Roof Redeemers. Larry Richardson made a motion to approve the cleaning contract from Roof Redeemers in the amount of $6,000.00, with work to be done in January 2010. Barbara Applegate seconded this motion, which passed unanimously.

APPROVAL OF LAWN CONTRACT
Charles Crumpton made a motion to approve the lawn contract with Walters Landscaping Company for 2010. Rebecca Ringwald seconded and the motion passed unanimously. Ray was asked to call Carolyn Walters and ask her to instruct her employees to pick up trash, prior to their cutting of the grass. Also, Carolyn was to replace some shrubs in the area of our Building "R", and this has not been done.

POOL MAINTENANCE CONTRACT
Larry Richardson made a motion to approve the pool maintenance contract with Etheridge Property Management for 2010. Barbara Applegate seconded this motion, which passed unanimously. Ray Etheridge was asked to check the pool room door for repairs and a replacement as needed.

Ken Curry announced that there would be no December, 2009 meeting. The next Board of Directors meeting will be the second Tuesday in January, 2010.

ADJOURNMENT
There was no further business and the meeting adjourned at 7:25 p.m.

Respectfully Submitted,

Ray O. Etheridge