WINDCHASE BAY CONDOMINIUM ASSOCIATION

Board of Directors Meeting
February 10, 2009

BOARD MEMBERS PRESENT

Ken Curry	Charles Crumpton
Becky Ringwald	Barbara Applegate
Eric Frulla	Erika Stamets
John Amentler	Fleurette Fontaine

OTHERS PRESENT

Ray Etheridge, Property Manager
Mary Shearer
Mrs. Franklin
Emma Goodson

CALL TO ORDER & APPROVAL OF MINUTES

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

An owner was present in regards to the policy recently established by the Board of Directors, regarding sunscreens on the ends of the balconies and patios. The balcony of her particular unit faces to the North and this makes the afternoon sun in the West shine directly onto her patio. She needs a sunscreen on the West end of her balcony. The new policy requires that all sunscreens be installed on the fronts only of the balconies. This was discussed by the Board of Directors. The Board understands the need for Unit #L-7 to have a sunscreen on the end; however, they also discussed that if one (1) is placed on the end, then it could not be placed on the front of the balcony. Fleurette Fontaine made a motion for a variance for Unit #L-7, and that the sunscreen is placed on the West side of her balcony. John Amentler seconded this motion, which passed unanimously. This owner will not be allowed to place a sunscreen on the front of her balcony.

Eric Frulla made a motion to approve the minutes of the January 13, 2009 meeting. John Amentler seconded and the motion passed unanimously.

FINANCIAL REPORT

Ray Etheridge discussed the January 2009 financial statements. Collections for the month were $5,141.00 over budget. This was attributed in some degree, to the low collection we had in December of 2008. All Reserve transfers and insurance transfers were made. Expenses were reviewed by the Board and invoices were available for their review. It was noted that the Association paid the annual fee to the Bureau of Condominiums in the amount of $624.00, which is a one (1) time annual fee. Pool Maintenance was increased for the month because two (2) monthly contracts were paid, as well as the new feeder, which the Board had authorized. Several maintenance invoices were also reviewed. These invoices were $238.00 over budget for the month. There were several leaks from balcony units into lower units and these were addressed.

The accounts receivable was reviewed in detail. We have one (1) unit still in bankruptcy, one (1) in foreclosure, and one (1) recently foreclosed that the Association has not yet received any funds to date. It should be received within the next ten (10) days to two (2) weeks. Some of the receivables were paid in the month of February, 2009. Some units are being sent "Notices of Intent to Lien" and phone calls have been made to several units.

PROPERTY UPDATE

REQUEST TO HAVE AIR CONDITIONER LINE MOVED

Ray informed the Board of Directors that the Utility Lines for Unit #Q-5's air conditioner, that was blocking the water heater installation in Unit #Q-1, now have been re-run. This was at a cost of $250.00.

WEBSITE

Ray informed the Board of Directors that their website is now up and running. Currently, any owner or realtor could pull a copy of the documents from this website. Ray informed the Board that the Board of Directors Meeting Minutes could be installed on this website. All owners who want copies of these Minutes can access them from the website. If any owner wants Minutes mailed to them, please call the office and make your request with either Trish or Lauren, and they will mail them to you. Also, other items will be placed on the website, such as "Rules & Regulations" and "Policies".

WOOD ROT/SIDING REPLACEMENT

Wood Rot/Siding Replacement was discussed. John Amentler, who has handled this for some years, will make another survey of the property and place the work in a priority basis. They will also look at collections, being sure that they do not spend money that is not collected. We hope that the collections will improve as the year progresses so that wood rot/siding can be replaced as needed. An owner stated that there was a bad piece of wood rot on Unit #I-1. Ray will look at this on Wednesday.

COLLECTIONS

The Association has recently turned two (2) units over to an attorney for collections. The Attorney has stated that we will do these on a contingency basis or hourly rate. He has left this option up to the Association. Depending on collections, it could be less expensive if we went on the contingency basis. He will charge 20% on Units that do not go to court, and 30% on units that do go to court. These fees will also be passed along to the owner. Barbara Applegate made a motion that we have the attorney charge us on a contingency fee basis. Eric Frulla seconded this motion, which passed unanimously.

Ray had an estimate to remove a dead tree at the vicinity of I-10, at a cost of $100.00, plus an additional $50.00 if we want the stump ground. It was brought up that there is also a dead tree in the vicinity of Unit #R-2. Ray was asked to look at this and get a price to have both trees removed at the same time.

Ray was asked to check on several units for possible "Rules & Regulations" violations. Those included a piece of drywall, which was needed in Unit #K-12. Items needed to be removed from the window of one (1) unit, and the drapes need to be looked at for proper color in two (2) additional units. Also, there was a complaint that the foyer lights in Building "R" are inadequate. Ray was asked to check the wattage for the bulb in this particular breezeway. There was erosion on the deck of one unit, and some gutters were leaking in other additional units. Also, a fire extinguisher box is broken in one of our buildings. There was a complaint from a unit that has hardwood floors installed, and Ray will address this. It was also discussed that the grounds need lime applied in March, and fertilization should be done in April.

ADJOURNMENT

There was no further business and the meeting adjourned at 7:00 p.m.

Respectfully Submitted,

Ray O. Etheridge