WINDCHASE BAY CONDOMINIUM ASSOCIATION, INC.

Board of Directors Meeting

June 14, 2011

BOARD MEMBERS PRESENT
Eric Frulla
John Amentler
Larry Richardson
Becky Ringwald
Ken Curry
Erica Stamets

OTHERS PRESENT
Ray Etheridge

CALL TO ORDER AND APPROVAL OF THE MINUTES
Ken Curry, president, called the meeting to order at 5:30 p.m. Larry Richardson made a motion to approve the minutes of the May 10, 2011 meeting. John Amentler seconded this motion which passed unanimously.

FINANCIAL REPORT
Ray Etheridge discussed the financial statements for May 2011. Collections for the month were $23,610.00, which was $150.00 under budget. The reserve transfer and insurance transfers were made and are on schedule for the year. The accounting fee in the amount of $895.00 was paid. Other expenses were reviewed. The lawn chemicals for the month was $1175.00, which included the spreading of lime and fertilizer and the cost of this fertilizer. General maintenance is under budget for the month by $497.00 but is still over for the year by $835.00. Sprinkler maintenance is under budget for the year by a total of $1600.00. Cash in bank was also reviewed by the board. Accounts receivable was discussed. Notices of intent to lien have been sent to some additional units as well as liens being placed on four additional units. One unit has been past due for a long period of time, but the entire amount was paid in the month of June, which will reflect on our June statement.

PROPERTY UPDATE
John Amentler discussed the wood rot repairs. Seven units have been approved for repair around the sides of the units where the windows are located. Five of these have been completed with four having already been paid for. The other unit will be paid in June. When this is completed, the total cost of these five units, $12,171.00, will be transferred from the Reserve Account to reimburse the Operating account. This was approved by the Board last year. The five completed units are M2+6, N-1+3, P-3+7, G-1+5, and E-4+5. Two other units have been approved for repairs, units 0-1+3 and O-2+6. These two will be paid for from the Operating Account.

The installation of the new water lines for Building B was discussed. There was a leak, and the contractor had to come back to make a repair which carried into our parking lot, resulting in some of the pavement having to be cut up. The repair was adequate, but the pavement looked better prior to this leak/repair. There is also some work that needs to be done on the south end of Building D where shrubs were cut to install the new water lines. It was discussed that sod needs to be installed around the meters to keep dirt from washing down into them.

The new sod is supposed to be installed this week. The Board was emphatic that the sprinkler system must be checked to ensure efficient operation of the system wherever new sod is installed.

The work being done by AT&T was discussed. Many holes were dug by AT&T around the property to install a fiber wire in order for the company to provide TV service. They are now filling these holes, and while some areas were re-sodded very well, other were not. Ray will inspect the property on Wednesday, make note of the areas that need additional sod, and call AT&T. The Board also discussed that if any new wire is needed inside of any unit to get TV reception from AT&T, the new wire installation will be at the cost of the owner.

Some weeks ago due to bad weather, a gutter was blown off of a building and damaged a car belonging to the resident in L-4. The deductable for this resident's insurance is more than the damage as is the Association's deductible. The board approved payment for the damage to this automobile using one on-hand estimate in the amount of $800.00. The board stated that they want to see at least one additional estimate, and that they will also need to see that the work has been done.

Ken Curry informed the board that the maintenance crew has recently replaced thirteen roof vent covers that were cracked or damaged by squirrels in addition to making other needed roof repairs. Three chimneys are also in need of repair. These repairs will be done using Hardy Board.

Ken also stated that there had been some problems at the pool with some residents misusing the bathroom facilities. However, this past weekend, residents complained that there was no paper or soap in the pool facilities. Ray will check into this to ensure that it does not happen again. The need for a pool overseer was discussed. John Amentler made a motion that Ann Gatterdam be the overseer of the pool and have the authority to tell people who are not acting in a proper manner to leave. Eric Frulla seconded this motion which passed unanimously. This is contingent on Ann accepting this position.

The question also arose whether the drain cover which was installed in the pool two years ago was working properly, whether this is still approved, and whether there is any danger of someone getting caught on it. Ray explained that Aqua Pool and Patio stated that the cover was installed properly. Ray was asked to get something in writing from Aqua Pool and Patio in this regard.

The breezeway in D-4 is in need of cleaning. The owner of that unit has recently remodeled, and sheetrock debris as well as other items have been allowed to drop in the breezeway but have not been cleaned up. Ray was asked to call this owner to have it cleaned as early as possible. Also, the grass in this area needs to be checked.

Ken Curry stated that the weeds along the curb and sidewalk are getting out of hand and need to be sprayed and killed as quickly as possible.

GENERAL DISCUSSION

Fleurette Fontaine has recently passed away, which will leave the Secretary position on the Board open. A motion was made and seconded to elect Eric Frulla as our new Secretary. This was approved unanimously by the Board.

ADJOURNMENT

There was no further business and the meeting adjourned at meeting adjourned at 6:10 p.m.

Respectfully Submitted,

Ray O. Etheridge