WINDCHASE BAY CONDOMINIUM ASSOCIATION
Board of Directors Meeting
February 8, 2011

BOARD MEMBERS PRESENT
Ken Curry
Larry Richardson
Eric Frulla
Becky Ringwald
Fleurette Fontaine
John Amentler

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. Eric Frulla made a motion to approve the minutes of the January 11, 2011 meeting. John Amentler seconded the motion, which passed unanimously.

FINANCIAL REPORT
Ray Etheridge discussed the financial statements for January 2011. Collections for the month were $9623 over budget. Three (3) units paid the entire year of assessments, which accounts for most of this large increase over budget. Some was also attributed to the low collections in December. The Reserve transfers and Insurance transfers were made in January. The expenses were reviewed and it was noted that miscellaneous contractors, Roof Redeemers, were paid in January for cleaning of buildings in the amount of $6000. In addition, our general maintenance invoices were discussed. There was a pipe replacement expense in the amount of $3850, to Kimmons Plumbing for replacing the water pipe in building "G" from the meter to tie into the unit. There is still some carpentry work to be finished and billed on this building. When that is done, it along with the $3850 will be transferred from the Reserve into the Operating account. Cash in the banks were reviewed by the Board. The account receivable was discussed in detail. Even though there was vast improvement in the month of January, there is still several units in arrears. Notices are being sent to them that if their assessments is not brought current, they could be billed an entire years assessment. Two units have paid that were in arrears at the end of January and Notice of Intent to Lien are being to sent to several additional units. Other units, a lien will be filed on February 12, 2011. It was also discussed that unit D-4 is in the process of closing, this should be done in the next couple of weeks and the Association will collect funds, but a sizeable amount will have to be written off as bad debt.

PROPERTY UPDATE
John Amentler discussed wood rot repairs. Four additional units have been approved around the window areas to be replaced. These were approved to be paid for from the Reserve account. Two of these have been done with the painting to be finished on the second one. Weather has been holding up the work on this project.

WATER LINES
The exterior water lines for building "B" were again discussed. Ray has talked to ECUA and they are not too thrilled about running water lines from Hyde Park Road to building "B". They said they would have to get a plumber to look at this and whatever the plumber's price would be would be their price to the Association. John Amentler will ask Kimmons Plumbing company to give us an estimate to run these water lines. It was also discussed that ECUA may have their own plumber or a list of plumbers and Kimmons may not be able to do this job. It will be looked at and brought to the Board for their next meeting

PAINTING PATIO FENCES
Painting of the patio fences was discussed. Ray has prepared an estimate to the Board to paint fifty patio fences at $25 per patio fence. Larry Richardson made a motion to approve this proposal in the amount of $1250 to paint the patio fences at Windchase Bay. John Amentler seconded and the motion passed unanimously.

GENERAL DISCUSSION
Ray has received several complaints about the number of potted plants on balconies. Currently the rule does not state a number of potted plants that are allowed in this area. The Board discussed the possibility of numbering these plants, but felt that even with a small number of plants, owners on balconies could over water and allow water to go onto a patio below. Ray was asked to discuss this with owners of upper units allowing water to run onto lower units on an individual basis and no change was made to the Rules and Regulations.

Eric Frulla pointed out there is still some Christmas lights up from the holidays and these should be removed. Ray stated that several had been noticed and letters will be sent to these owners. In addition, on the west side of building "G" the gutter is stopped up and on the east side there is beginning to get a washout where no gutters are. Ray will look at these later this week.

Also, Ken asked Ray to take a look at the trees, when they come out in the spring time make sure none are in an area that would damage the buildings.

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

Respectfully Submitted
Ray Etheridge