

Woodwind Homeowner's Association

Minutes from Meeting with
N&H Enterprises, Inc. Property Manager
Wednesday, February 11, 2009

The Board and N&H met at N&H office at 872 Pleasantburg Drive, Greenville, SC. Present were Woodwind board members Maggie Cronin, Dale Illsley, Adam Moore, Ben Pauly; present from N&H, Rebecca Thompson. Present for siding committee: Sue Powers, Jill Eagan, Marcella McDaniel.

Call to Order

Meeting called to order at 6:00 p.m.

Item: Minutes

January 14, 2009 board meeting minutes reviewed and approved.

Siding Committee

Item: Presentation of Siding Committee Report by Sue Powers.

Ms. Powers presented a thorough siding report that raised the issues of **A) Hardiboard vs Vinyl, B) Vinyl Quote Comparisons, C) Cost to Remove Masonite and replace with OSB, vapor barrier and vinyl, D), Specifications for the entire job, E) Order of Installation and Repairs, F) Colors, and G) Funding.** The report included estimates from several contractors. The Siding Committee also presented the advice of one siding expert who suggested scanning the buildings with a device that would reveal if there is moisture behind the siding.

The board reviewed the report item by item with the siding committee, and each board member received a copy of the report for further study. The board requested the siding committee to obtain an estimate for the scanning process. Board secretary asked to obtain – if available – list of repair priorities as determined by past contractors.

After presentation, committee excused themselves from board meeting.

Review of January Financials

Item: Financials

Reviewed and approved by board.

Old Business

Item: Reserve Study by Miller Dodson Associates

Board members briefly discussed the Miller Dodson report, which was submitted to N&H and received by board members earlier in February. Board agrees report (40+) requires further study by board members. Board agrees to meet at a member's house in two weeks to discuss report.

Item: Foreclosures

N&H notes that foreclosure proceedings remain on three (3) Woodwind Townhomes units.

Item: Stump removal behind 202 and on Legare Street

Work to be completed this week.

Item: Spencer Pest Control

N&H reports Spencer installed all stations last week. Spencer expects to be finished this week; 4 slab units remain to be inspected.

Item: Entrance Traffic Control

N&H presented a quote from Cincinatti Systems for post and arms at entrance. Rough quote was \$12K to \$15K and did not include modification of entrance and turnaround. Board received information and shelved project.

New Business

Item: Patio/Deck Unit 724

Board approves \$1100 for a concrete patio at rear of unit 724.

Item: Gutter Cleaning

Gutter cleaning done by Apex October 2008. Board requests spot cleaning gutters as needed, paying particular attention to those that are full.

Item: Sign for Trash Containers

Board requested Rebecca get some type of sign for trash containers, Rebecca suggested a metal sign and will get quote and layout for sign. Board requests that trash container signs stress: call Rebecca at N&H before depositing large items, so that Rebecca may arrange for city to pick up item. Proposed wording for sign reads "If item does not fit inside dumpster container, return item to your home and call property manager to arrange individualized pick-up. Call 864-467-1600."

Item: Community Directory

N&H agrees to go forward with compiling a directory for Woodwinds. N&H notes they will need permission forms from residents who wish to be included in the directory.

Board member will distribute the required forms to homeowners.

Item: Lockable Bulletin Boards

Board initiates subject of locked bulletin boards at mail kiosks. N&H will obtain estimates for locked bulleting boards.

Item: Building Siding

N&H notes that loans are not available to communities that do not have a reserve study. Board agrees to postpone further discussion of siding until members have studied the Miller Dodson Reserve Study.

Item: Board Resignation

Jonathan Smith-Siau has resigned from board. Board approves Sue Powers as treasurer.

Other

Item: Board Resignation

Jonathan Smith-Siau has resigned from board. Board approves Sue Powers as reasurer as she was the only one on the ballot at the Annual Meeting who did not get elected. Rebecca will call Sue Powers and confirm that she is interested and advise Board. Board approves Sue Powers as treasurer contingent on her acceptance..

Item: Dumpster Castor

Board requests castor on gate of dumpster at Tradd and Wentworth.

Item: Landscaping walk-through with Griffith

Board requests a walk-through with Griffith in order to review spring schedule plans. N&H will set up date for walk-through with board and Griffith Landscaping.

Discussion Adjournment

Meeting adjourned at 8:00 p.m.