

Woodwind Homeowner's Association
Minutes from Meeting
Tuesday, April 8, 2009

The Board met at N&H Enterprises. Present from the Woodwind board were Maggie Cronin, Dale Illsley, Adam Moore, Ben Pauly and Sue Power. Present from N&H: Taylor Davis.

Call to Order

Meeting called to order at 6:05 p.m.

Approval of Minutes for March 11th meeting

Board approved minutes without corrections

Review of March Financials

Board reviewed and approved March financial reports. Noted: foreclosure status of one unit remains uncertain. Woodwind will not act until loan status is clear.

OLD BUSINESS

Item: Spencer Pest Control

Board received report from Spencer Pest Control. Report inspected all unit crawl spaces and assessed for various conditions. Spencer remains unable to inspect 8 units. N&H will contact those units to gain access to their crawl space. Spencer recommended that some units with high moisture levels receive immediate attention.

Board queries N&H: Will we receive a document that says we are 100% covered? We are bonded?

Item: Community Directory

Board sets 'in hand' date for printed directory at one week prior to May 19 homeowner's meeting.

NEW BUSINESS

Item: Chimney Caps

Homeowner requested chimney cap to be replaced. N&H received quote of \$560 for same. Board agreed that association is responsible for chimney caps. Board requested N&H to review whether homeowner's need was for replacement or repair. Board also requested N&H to review all chimney caps.

OLD BUSINESS

Item: Fence Proposal from Greenville Fence

Board reviewed quote for 72" high commercial grade aluminum fence.

Item: Asphalt Paving

Board discusses quotes from companies Panagakos and Vanesky.

Board considers options of paving entire community at once, paving piecemeal with some sealing, and patching. Board requested N&H get a quote for curbing

as a separate item, from a curbing specialist. Decision on paving issues deferred for further discussion.

NEW BUSINESS

Item: Miller-Dodson Reserve Study

Board reviews a tentative '6 Year Budget and Plan' for years 2009 through 2014. The '6 Year budget and Plan' distilled information from the Miller-Dodson study and attempted to reconcile Woodwind's needed improvements with the funding required for those improvements. Major issues to be addressed in first 6 years of improvements include: asphalt paving, vinyl siding, deck replacement/repair. Of lesser scope, but still required, are improvements to gutters, railings, pool fence, pool building and site, catch basins, water and sewer mains, and other items. This first, rough plan estimates \$250,000 needed above revenue from present regime fees. Board discusses various strategies for raising additional monies (assessment, increase in regime fee, loan).

N&H advised regarding how to organize the information and present it to homeowners. Board resolved to continue refining a plan for presentation to the homeowners.

Item: Official Notice of Both Meetings

Board resolves that official notice of both meetings (May 19, 2009 and June 2, 2009) will be postmarked April 19.

Item: Adjournment

Meeting adjourned 8:30 p.m.