

WOODWIND TOWNHOMES ASSOCIATION

Minutes from Board Meeting

Monday January 24th

@N&H Enterprises.

In attendance: Doug Cadenhead, Adam Moore, Maggie Cronin. Janie Hargis and Eileen Culbreth from Woodwind. Rebecca Thompson from N&H.

Call to Order

Meeting was called to order @ 5.55 p.m

Review Previous Meeting Minutes

November & December 2010 minutes reviewed and accepted

Review Previous Month Financials

- a. Board reviewed and approved December 2010 financials
- b. Board also noted that YTD 2010 Regime fees were at a deficit of \$13,583.09.
- c. Operating account had a balance of \$14,260.87
- d. Reserve for replacement balance was \$86,860.63
- e. Siding balance was \$59,324.98
- f. Reserve CD balance was \$50,806.40
- g. As of December 31st 2010 we had 4 foreclosures and 5 liens on Woodwind properties

Committees

- a. **Deck Committee** request for authorization to replace/repair decks at units 510, 520, and 601 was approved
- b. **Siding Committee** requested letter to be sent to homeowners, as soon as siding begins on their building, regarding compromising the siding with any attachments. Letter or personal visit will be the follow up.
Wood work is scheduled to begin on building # 18, Units 601-611 Monday January 31st
- c. **Landscape Committee.** Committee is diligently surveying the property for improvements. Adam will follow up with them.

Old Business

- a. Drainage issues were tabled
- b. Termite bond issue was tabled
- c. Request for Unit 202 was withdrawn

New Business

- a. **Entrance sign** Board will evaluate the Summer Woods entrance sign and a decision will be made at the next Board meeting
- b. **Request from a homeowner** for replacement of porch, steps and walkway at association expense was denied.

Adjournment The meeting was adjourned at 7.45 p.m.

WOODWIND TOWNHOMES ASSOCIATION
Minutes from Board Meeting
Tuesday February 15th
@N&H Enterprises.

In attendance: Doug Cadenhead, Adam Moore, Maggie Cronin. Janie Hargis and Eileen Culbreth from Woodwind. Rebecca Thompson from N&H.

Call to Order

Meeting was called to order @ 6.10 p.m

Review Previous Meeting Minutes

January 2011 minutes reviewed and accepted

Review Previous Month Financials

Board approved moving \$40,000 dollars into a C.D account.

Lien to be placed on 1 unit

Letter of intent to issue liens on 8 units

Committees

a. **Deck Committee** Evaluate and list all decks in need of repair or replacement

b. **Siding Committee** Gutter replacement approved for Building 18

c. **Landscape Committee.** . The Board will respond to letter from landscaping committee.

Old Business

a. **Foundation Vents** Discussion of need for automatic vents under some buildings

New Business

a, **Entrance sign** Board approved funds for entrance sign insert replacement

Adjournment The meeting was adjourned at 7.20 p.m.

Next meeting will be Tuesday March 15th @ 6.00 p.m

WOODWIND TOWNHOMES ASSOCIATION
Minutes from Board Meeting
Tuesday March 15th
@N&H Enterprises.

In attendance: Doug Cadenhead, Adam Moore, Maggie Cronin. Janie Hargis and Eileen Culbreth from Woodwind. Rebecca Thompson from N&H.

Call to Order

Meeting was called to order @ 6.00 p.m

Review Previous Meeting Minutes

February 2011 minutes reviewed and accepted with date correction

Review Previous Month Financials

Approved

Lien to be placed on 5 units

Foreclosure to be placed on 5 units

Committees

a, **Deck Committee** Requested replacement of 3 decks Concrete patios to be evaluated for need to power wash. Approved.

Adjournment The meeting was adjourned at 7.20 p.m.

Next meeting will be Tuesday April 19th @ 6.00 p.m

WOODWIND TOWNHOMES ASSOCIATION
Minutes from Board Meeting
Tuesday April 13th
@N&H Enterprises.

In attendance: Doug Cadenhead, Maggie Cronin. Janie Hargis and Eileen Culbreth from Woodwind. Rebecca Thompson from N&H.

Call to Order

Meeting was called to order @ 6.05 p.m

Review Previous Meeting Minutes

March 2011 minutes reviewed and accepted

Review Previous Month Financials

Move to renew CD maturing in June, approved

Committees

- a. **Siding Committee** Residing on Building 18, units 601-611, has been completed. Move to request bids for trim painting on resided units was approved. Decision made that the next building to be resided will be Building #14, units 536-540
- c. **Landscape Committee.** Timber Tech proposal to remove and trim trees was accepted .

Old Business

- a, **Entrance sign** Has been completed and installed

Adjournment The meeting was adjourned at 7.05p.m.

Next meeting will be Tuesday May 17th @ 6.00 p.m

WOODWIND TOWNHOMES ASSOCIATION

Minutes from Board Meeting

Tuesday May 17th

@N&H Enterprises.

In attendance: Doug Cadenhead, Adam Moore, Maggie Cronin. and Eileen Culbreth from Woodwind. Rebecca Thompson from N&H.

Call to Order

Meeting was called to order @ 5.55 p.m

Mr Everett Babb in attendance to update the board on the foreclosure of Unit 506. The Association is now an owner of this unit along with the first mortgage holder. Mr Babb will request status of loan and balance outstanding from the first mortgage holder. BOD decided to inspect this unit, document interior condition and change the locks. Tenant will be advised to contact N&H for entry.

Review Previous Meeting Minutes

April 2011 minutes reviewed and accepted

Review Previous Month Financials

Board approved previous month financials

Committees

a. **Deck Committee:** Tabled

b. **Siding Committee :** Quote received for woodwork on next building (#14, units 536-540) considered too high and additional quotes will be solicited. Board approval will be via email. Quote for painting trim and doors on bldg #18 and doors on bldg #28 approved. Bids will be solicited for woodwork and re-siding on the next four buildings.

Adjournment The meeting was adjourned at 8.35 p.m.

Next meeting will be Tuesday June 21st @ 6.00 p.m