

Woodwind Homeowner's Association

Minutes from Meeting

Wednesday, June 10, 2009

The Board met at the offices of property manager, N&H Enterprises. Present from the Woodwind board were Dale Illsley, Adam Moore, Ben Pauly and Sue Power.

Call to Order

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

Minutes

Minutes of May 5th and May 13th approved as submitted.

Review of May Financials

Board reviewed May financials. Noted: there is \$13,338.08 in operating account, and \$67, 823.16 in reserve account, for a total of \$81,156.24 in assets.

Board reviewed aged receivables account. N&H reports that they have sent a certified, return receipt copy of the lien letter to three units, and that none have yet responded to the letter. Board instructs N&H to file liens on the three properties if N&H receives no response to the second lien letter.

Old Business

- **Chimney Cap for #102 – in progress**
Chimney is sealed and not leaking. N&H reports work should be completed shortly.
- **Pool Fence Repair**
Board reviewed proposal from J&R Fencing Company. Proposal quoted (1) \$747.95 to repair damaged section of present 5' height chain link fence, (2) \$3,548 to install new 6' height chain link fence, and (3) \$8,395 to install 6' height, black, aluminum, ornamental fence. Option (1) does not include painting and barbed wire.
Board expressed interest in obtaining a quote for the following:
 - paint entire pool fence,
 - and replace the barbed wire on entire pool fence,
 - and repair damaged section.Board requested a quote of the above so board can compare the cost of that to replacing the entire fence. N&H agrees to obtain quote for above 3 items.
- **#202 Simms Alley Retaining Wall**
Board reviewed proposal from APEX Builders and from Renaissance Home Maintenance. Renaissance proposal was \$2,370 for 90 square feet of retaining wall block installed. (\$22.50 per square foot). APEX proposal was \$850 for approximately 20' x 3' retaining wall. Both vendors quoted on Keystone Block.
Board approved APEX quote of \$850 with gray Keystone Block.
- **Pool Bathroom Hand Dryer and Water Fountain**
N&H reports both installed and working.

New Business

- **Special Assessment Comments from Homeowners**
Board members review and discuss comments from homeowners.

- **#402 front sidewalk repair/deck replacement**
Board reviewed reports on condition of #402 sidewalk and deck. Board agreed to replace deck and buckling sidewalk.
- **#408 crawlspace drainage**
Board reviewed proposal and photos from Crawl Space Specialist. Board reviewed actions taken to date regarding moisture problems at #408, and discussed contributing factors to moisture problems at that location. Board expressed concern about fixing “symptoms” without understanding the cause of moisture problems (i.e. Where is the water coming from that is entering into the foundation? What are the sources of the water? How to prevent water from entering into foundation of building?)
Board instructs N&H to locate an irrigation and drainage specialist to inspect and assess #408, and to hold any action until the board has information from the irrigation and drainage specialist and can integrate this with what is already known and recommended concerning the crawl space moisture problems.
- **Crawlspace Inspection**
Board reviewed Spencer Pest Control’s report of moisture conditions at Woodwind community. Report noted a number of units have “very high moisture issues”. Report recommended 38 units in need of moisture barrier, 33 units need power vents, all units need Temperature Vents, and 10 units need vent wells.
Board directs N&H to obtain an evaluation of the 38 units with moisture problems. This evaluation is to be obtained from the irrigation and drainage specialist N&H will locate to inspect unit #408.

Other Business

Adjournment

Meeting adjourned at (When was meeting adjourned?)