

Woodwind Homeowner's Association

Minutes from Meeting

Wednesday, May 13, 2009

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

Call to Order

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

Minutes

Minutes of 4-8, 4-14 and 4-28-09 approved as submitted.

Review of April Financials

Board confirms foreclosure action to be taken on unit 506.

Board directs N&H to send letter to Unit 527 requesting \$50 increase in auto-draft, bringing auto-draft to \$200 a month.

Old Business

Item: Spencer Pest Control

N&H reports two units remain to be inspected; then final report from Spencer will be forthcoming.

Item: Directory

Board presents directory to N&H; reports cost is \$1.29 a copy.

Item: Chimney Cap

Board approves chimney cap on 102 to be replaced.

New Business

Item: 202 Sims Retaining Wall

Rebecca will get proposals for decorative block for retaining wall. Agreed wall not to be railroad ties.

Item: Pool Opening

Pool is scheduled to open Saturday May 22. He (pool man) will have it ready this Saturday, May 16.

Item: Hand Dryer

N&H has ordered hand dryer; it will be wired in by Van Halen Electric.

Item: Water Fountain at Pool

Fountain is scheduled to be installed by Friday, May 15.

Item: Ramp at 514 Wentworth Ramp

N&H will ask homeowner to submit a request form for the board to approve the modifications.

Item: May 19th Meeting

N&H presents paper copy of power point presentation for May 19 meeting. N&H also notes that Reserve Study and DP3 Study have been added to the web site for homeowners to review, and that Power Point presentation will go online the day after being presented to the homeowners.

Other Business

Item: Review of Reserve Funding

Board discusses annual deposits required and planned for to fund proposed expenditures. Board and N&H clarify that \$43,000 budgeted to be transferred to reserves this year; \$79,800 anticipated from assessment; \$40,000 carried from last year's reserve account into this year. Total from all three sources is \$162,800.

Item: Professional Fees for Building Exterior Work

Board discusses necessity of expert, on-site supervision to assure work is done to specifications. Board agrees no board member qualified to assure repairs made to standards, and that the need is for someone qualified and educated to monitor the contractor.

Item: Meeting

Board reviews equipment necessary for meeting. N&H will supply equipment. Seating to be two long lines of seating to aid audibility. Board members agree to arrive at 6:00 p.m. for 6:30 meeting.

Adjournment

Meeting adjourned at 6:50 p.m.