

Woodwind Townhouses Association
Minutes from Board Meeting
Wednesday, September 8,, 2010

Board met at N&H Enterprises. Present from Woodwind board: Doug Cadenhead, Maggie Cronin, Eileen Culbreth, Kym Bartlett-Lee. Present from N&H: Rebecca Thompson

1. Call to Order

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

2. Review of Previous Meeting Minutes

August minutes reviewed and accepted.

3. Review of Previous Months Financials

Board reviewed and approved August, 2010 financials.

N&H reported: Lien filed on one unit; foreclosure filed on two units.

4. Committees

Deck Committee

Chairman submits following documents to board: 1) updated Bid Summary for Deck Replacement, 2) updated Bid Summary for Deck Repair and 3) updated and completed Deck Specifications. Documents reviewed and approved by board.

Board motions to finish repairs/rebuilding of all critical decks (units 301, 302, 527, 536, 703, 709, 730). Work is awarded to APEX construction, to begin immediately.

5. Old Business

a. Units 406-410 & 601-611

Tabled while Board continues to evaluate budgeting and prioritize spending.

b. Termite Bond requirement

Tabled.

6. New Business

a. Common Needs- Tree work request.

Board reviews pricing information from tree-service company. Board agrees first priority is where tree limbs pose hazard to nearby buildings. Board requests on-site meeting with tree service company to establish priorities and cost of tree service to areas of Woodwind.

b. Request from 524 to enclose screen porch

Board approved 524 to enclose screen porch.

c. Special Assessment Plan (late fees for 2010)

Board agrees to waive late fees for siding assessments due in 2010, as long as 2010 amount due is paid by December 31, 2010.

New Business Continued

c. Siding Plan

Board requests N&H to schedule meeting of board members, siding contractor and building/repair contractor so that work may be planned and scheduled.

Regarding gutter replacement at time of siding: 3 board members to research gutter systems and report findings to board.

e. 2011 Proposed Budget

Board reviewed 2011 proposed budget.

7. Adjournment

Meeting adjourned at 7:30 p.m.