

Woodwind Townhouses Association
Minutes from Board Meeting
August 12, 2009

The board met at N&H Enterprises. Present from Woodwind were Doug Cadenhead, Maggie Cronin, Adam Moore, Ben Pauly and Sue Power. Present from N&H Enterprises was Taylor Davis and Rebecca Thompson. Also present were homeowner Claudia Smith and attorney Joshua Spencer.

Call to Order

Meeting called to order at 5:55 p.m.

Membership Requesting Audience

Attorney Joshua Spencer spoke to board members and N&H regarding moisture and drainage issues at homeowners residence. Mr. Spencer urged board to take action, to engage an architect or engineer and plan a solution. Mr. Spencer asked to be engaged in the solution process and asked if there was a time estimate on drafting a plan. The board responded to Mr. Spencer's queries with information that the moisture/drainage issue is still in committee; that the board's goal is to engage a professional engineer. The board further related that a good many units are involved in moisture/drainage issues and the board is considering global solutions to these problems. The board assured Mr. Spencer that the board will share the final committee report with him.

Review of Previous Month's Financials

Reports of Operating Account, Reserve Account, Receivables and Budget Comparison reviewed and accepted..

Committees

Board forms the following committees, with chairpersons appointed as follows:

Assessment Committee- Chairperson Maggie Cronin. Purpose of committee is to strategize the approach to the homeowners regarding the assessment for vinyl siding.

Deck Committee- Chairperson Ben Pauly Purpose of committee is to define scope of work for deck repair and replacement, and assess the need for same.

Financial Committee- Chairperson Sue Power. Purpose of committee is to review monthly financials, pose questions regarding financial issues and bring these to board's attention at board meetings.

Moisture Committee- Chairperson Doug Cadenhead. Purpose of committee is to study moisture/drainage issues and determine homeowner and association responsibilities.

Old Business

Unit 402- Deck is completed; to be stained.

Unit 102- Chimney cap replaced

Units 406-410 – Moisture issues remain in committee

Termite Bond and Spencer's proposals – still in committee

New Business

Unit 410 – Communicate to homeowner that moisture issues are being addressed immediately

Unit 315 – Homeowner requests reimbursement for expenditures related to moisture problems. Board discusses procedures to follow when homeowner contracts for services without clarifying homeowner/association responsibilities, and without prior approval or agreement from board regarding expenditures. Board agrees that items for which homeowner paid are homeowner responsibilities, not association responsibilities. Board agrees on need to educate homeowners regarding which items are homeowner's responsibilities, which are association responsibilities, and to encourage homeowners to consult with board before engaging contractors.

Tree Pruning/Removal -

Board reviews proposal and recommendations from Schneider Tree Care regarding removal, pruning, thinning of trees. This issue remains under review; board members to walk property, view trees and consider recommendations.

Non-Structured Discussion

Control of pet elimination. --

Board discusses problem of some homeowners allowing pet to eliminate on lawns and sidewalks of homeowners. Board agrees post notice at kiosks and send letter to homeowners regarding control.

Feral Cats –

Board discusses need to remove cats from property. Board member will explore options for removal of cats.

Adjournment

Meeting adjourned at 7:05 p.m.