

**Woodwind Homeowner's Association**  
Minutes from Meeting  
Tuesday, July 7, 2009

The Board met at N&H Enterprises. Present from the Woodwind board were Doug Cadenhead, Maggie Cronin, Dale Illsley, Adam Moore, Ben Pauly and Sue Power. Present from N&H Enterprises was Rebecca Thompson.

**Call to Order**

Meeting called to order at 6:10 p.m.

**Approval of Minutes**

Minutes of June 10<sup>th</sup>, June 23<sup>rd</sup>, and June 28<sup>th</sup> meetings approved as amended.

**Review of June Financials**

Board reviewed balance reports, cash flow, distribution and deposit statements, and aged receivables reports. N&H reports liens have been filed on two units. One Woodwind unit is under association foreclosure. One Woodwind unit has been sent lien notice letter; N&H will file lien on that unit if charges are not paid within 30 days.

Board accepts financials.

**Old Business**

--N&H Reports the following to board:

Chimney cap for 102 is in progress

Pool fence replacement is completed

Retaining wall is completed at 202

Sidewalk repair and deck replacement are in progress at 402

--Crawlspace/Drainage Issues at 402-408 Queen Street

Board members review assessments/proposals/estimates from Crawl Space Specialist, Inc., Forever Green Irrigation Systems, Inc., Renaissance Home Maintenance LLC, and Spencer Pest Control. Noted: board is waiting for assessment/proposal from Smith Irrigation, and possibly one other irrigation expert. Board agrees all assessments/proposals are being studied, and Woodwind board will define the scope of work after all assessments/proposals have been reviewed. Board members also agree that an effective solution to moisture problems must address the root cause of the problem – that is, prevention of water/moisture from entering buildings in the first place. Board expects the remaining assessment/proposals will be obtained within a week, and therefore sets a meeting for July 21, at which time the board will discuss solutions/course of action. A board member agrees to gather prices on crawl space power and temperature vents.

**New Business**

--Neighborhood Surveys

Board reviews results of the Neighborhood Survey. One hundred and fourteen surveys were sent out (98 were hand delivered). The board received back 48 filled out surveys. The response indicates strong support for vinyl siding the community; half the surveys rated vinyl siding as #1 priority. Also apparent was the general community support for critical projects (retaining walls, decks, drainage issues, etc.)

--Deck Replacement

Board reviewed assessments/proposals for deck replacement and repairs from 3 vendors. Board agrees to go forward with repairs on 6 decks on the critical list. These 6 decks are chosen because they appeared on the critical list of both DP3 and APEX evaluations. Two board members will inspect the 6 decks tomorrow, review the specifications and write the scope of work.

--Siding One Building

Board discussed siding one building with vinyl. Board agreed it would be prudent to have a commitment to replace the money it takes to re-side before doing so. Board agrees that the expense of residing a building is uncertain, and reserves could be depleted –leaving insufficient funds for emergency or critical needs. Most board members think Woodwind should not proceed on vinyl siding without an assessment.

--Handicap Ramp Request

Board approved a request from unit 804 for temporary handicap ramp.

**Adjournment**

Meeting adjourned at 8:10 p.m.