

Woodwind Townhouses Association
Minutes from Board Meeting
September 9, 2009

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

Call to Order

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

Review of Previous Meeting Minutes

Secretary will submit August minutes as soon as possible. August minutes lost in computer malfunction; need to be rewritten.

Review of Previous Month's Financials

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

Committees

Deck Committee Report:

Chairman reports that deck specifications are near completion. Contract and bid sheets are being completed and will be submitted to board for review when completed. Purpose of committee is to establish specifications for building and repairing decks that all contractors will follow. Chairman states specifications will be completed by the end of September. Board agrees deck building will commence in October.

Homeowner's Meeting Committee

Chairman reports feedback from homeowners regarding concerns about the need to reside the community. Chairman will proceed with scheduling small meetings at which homeowners and board members can discuss the need for siding and strategies for financing the siding. Board agrees on need for concise presentation of information to homeowners.

Moisture Committee

Chairman presents some issues regarding termite bond and homeowner responsibilities for moisture issues. Of note is that in order for unit to be covered under termite bond, moisture levels must be brought under control in that unit. Moisture committee recommends that we require necessary work be done to bring units into compliance with termite bond moisture level requirements. Board discussed the issue of responsibility for various parts of moisture control aspects (material and installation of power vents, material and installation of vapor barrier, falling; insulation, etc.). Board agrees that, according to bylaws, homeowner owns his/her home and land it sits on, and all within that space. Board decides to research bylaws further, discuss homeowner/association responsibility further and vote on the issue in the near future.

Committee recommends that swales be placed behind all suspect buildings. This would be part of the PE work scope. Committee recommends that all runoff, including roof drainage, be handled on the surface in a swale.

Old Business

Retention of PE regarding moisture problems

Board agrees PE will be given the scope of work, that scope of work being based on the board's study and integration of all proposals and research into the moisture control issues. Board decides to review proposals already submitted by engineering firms and make a decision by week's end. Board members will convey their vote of PE to N&H by phone or e-mail by end of week.

Feral Cats

N&H reports cat traps put in place today.

Tree Service

N&H reports hiring tree service to begin next week.

New Business

Proposed 2010 Budget

Board reviews and approves proposed 2010 budget. Proposed budget will be mailed to homeowners in October.

Annual Meeting

N&H will schedule meeting at Senior Center for early November.

Board Positions

Two board positions will become available in December '09. Homeowners can vote on these positions at the November meeting.

Adjournment

Meeting adjourned at 7:15 p.m.