

Woodwind Townhouses Association
Minutes from Board Meeting
Wednesday, April 14, 2010

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

1. Call to Order

Meeting called to order at 6:05 p.m.

2. Review of Previous Meeting Minutes

March 9 minutes reviewed and approved.

3. Review of Previous Months Financials

Board reviewed and approved March financials.

4. Committees

a. Deck Committee – tabled until next board meeting

b. Homeowner's Meeting Committee – (Siding Committee)

Regarding voting on siding assessment: committee requests N&H to propose a schedule and submit the schedule for board's review. Schedule items would include a date to vote about siding assessment, and the mailing dates of notification, informational newsletter and proxies.

Board reviewed and discussed the research to date, specifically, the pros and cons of removing the present masonite siding, or siding over it. At the moment, siding committee feels the best solution is to side over the masonite. The upcoming informational newsletter to the homeowners will explain the factors that have brought the board to this position.

Board reviewed some estimates for materials and labor from one of the siding companies. Two other siding companies will provide estimates for material and labor by the end of this week.

Board discussed the newsletter to be mailed. The newsletter will explain the siding process, the present wood repair strategy, the functions of operating budget and reserve accounts, the board's changed approach as information has been gathered, and information about financing the siding project over time.

The board discussed a Request for Proposal prepared by the siding committee. This Request for Proposal detailed the procedure for inspecting the buildings for needed wood repairs and flashing, so that buildings may be made completely ready for re-siding. The Request for Proposal will be presented to a contractor so he may inspect buildings and assess the needed repairs. Contractor then can provide estimate of cost of repairs.

5. Old Business

a. Termite Bond and Spencer Proposal – tabled until next board meeting.

b. Termite bond and Spencer proposal. Issue is tabled until next board meeting.

6. New Business

a. Mulching Front Entrance of Community

The board requested that N&H provide comparative costs to consider.

b. Presentation of deck stain colors. Board receives presentation from member regarding deck color. Presenter asks board to consider different deck color than that presently specified. Board agreed to review photographs, vinyl samples and Olympic color chips at next meeting. Board made and seconded motion to suspend deck staining until issue of color is resolved at next board meeting in two weeks.

7. Adjournment

Meeting adjourned at 8:00 p.m.