

Woodwind Townhouses Association
Minutes from Board Meeting
March 9, 2010

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

January 13 and Jan 24 minutes reviewed, approved with corrections.

3. Review of Previous Months Financials

Board voted to place lien on one unit.

Board voted on guidelines for liens and foreclosures as follows

If a homeowner is in arrears over 90 days and in excess of \$500, the board considers a lien on the property.

If a homeowner is in arrears in excess of \$2000, the board will consider foreclosure.

Board approved February financials.

4. Committees

a. Deck Committee

Board approves construction and repairs to proceed on decks 514, 711 and the steps of deck 713.

Board discusses pressure washing and staining of decks. This issue remains tabled until the deck committee reviews and presents a recommendation to the board..

b. Moisture Committee

N&H presents information relating to placement of electrical outlets. N&H presents picture of vent that will be installed in crawl spaces, and notes outlet needs to be placed near vent. The power outlet needs to be within 3 feet of the vent.

c. Homeowner's Meeting Committee

Board reviews letter to homeowners regarding status and changes to original strategy for residing community. Letter is to be sent to those homeowners who attended the mini-meeting conducted by board members Cadenhead and Cronin.

Committee chairman elaborates on procedure of making buildings ready for siding. The goal is that vinyl siders would not be doing any wood repair.

5. Old Business

a. Termite Bond and Spencer Proposal

Issue is tabled until further information about power outlets and vents is collected. Homeowners will receive letter, with information about available vendors for power outlets and moisture barriers when issue of vent clarified.

6. New Business

a. Siding Committee

Committee has contacted suppliers and prepared report. Some samples from installers have been collected by committee. Committee will present these samples and additional samples from suppliers at interim board meeting in two weeks.

b. Board votes to place connect downspouts to lower story gutters on those buildings that require it.

7. Adjournment

Meeting adjourned at 7:30 p.m.