

Woodwind Townhouses Association
Minutes from Board Meeting
Wednesday, May 12, 2010

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

April 14 minutes reviewed and approved.

3. Review of Previous Months Financials

Board reviewed and approved April financials. Board motioned to place liens on two properties. Board altered budget sheet to reflect deck expenditures; added a line item to budget to show expenses repairing decks.

N&H to send letter at end of month to two units letting them know Woodwinds Association is considering foreclosure.

4. Committees

a. Deck Committee – tabled until next board meeting.

Board discussed deck color. Considerations: 1-present color (Olympic Rosewood) a pretty standard color; 2-board desires to keep color consistent throughout community, 3- Rosewood color dark with pastel siding colors, 4 – all decks in one building should be same color.

b. Siding Committee

Board discussed the many questions board will need to address at meeting with homeowners. Board agreed need to formulate answers to those questions. Board members have begun compiling questions and answers and agree to share, e-mail back and forth and arrive at combined list and answers.

Letter to Homeowners: board reviews and edits the informational letter to homeowners. Letter to be distributed by hand weeks before the voting meeting.

Ballot: Board reviewed and edited the ballot, discussed payment period for assessment.

Assessment Funds: Board agreed that funds are to be held in separate account for which no monies will be distributed or disbursed without approval of two board members. All siding invoices would be approved by two board members and then referred to N&H for payment.

Oversight of Project: Board discussed options for inspection of project as it proceeds; architects, engineers, volunteer homeowners and building contractor.

Voting Meeting: Board discusses display, refreshments and seating. Board members will search for additional community residents to assist.

5. Old Business

a. Units 06-410 & 601-611

Board discusses funding to address drainage/moisture problems; discussed phasing work. Continue discussion.

6. New Business

a. Tree Work

Board discussed letter N&H received regarding tree limbs on neighboring property behind 500-600 buildings. Neighboring property (East Creek Park) concerned with tree limbs on their property. They have had ice storm limbs fall in past. N&H asked a tree company to do a hazard walk. Several board members agree to walk the property with the tree company tomorrow evening.

b. Homeowner Complaints/Concerns

Board discussed the procedure for homeowner's complaints and agreed the homeowner's first step should be to call the property manager with complaints.

Board discussed issue of Mauldin High School parents using Woodwind property for a turnaround to drop off and pick up school children. Board member volunteered to write letter to the school principal.

c. Special Assessment Meeting

Board directed N&H to complete letter to give real estate community explaining what Woodwind is planning regarding re-siding. Letter will be a statement that a resident can hand a real estate agent that says what Woodwind is doing about the siding.

Board members agreed to compile re-siding questions and answers for homeowners.

d. Grill and Picnic Table at pool

Board member reports requests for a second cooker at the pool, and need for a picnic table as well. Board approved purchase of second cooker for the pool area.

7. Adjournment

Meeting adjourned at 7:45 p.m.