

Woodwind Townhouses Association
Minutes from Board Meeting
Tuesday, October 12, 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 4:40 p.m.

2. Review of Previous Meeting Minutes

September minutes reviewed and accepted.

3. Review of Previous Months Financials

Board reviewed and approved September, 2010 financials.

4. Committees

Deck Committee

Chairman reports work underway on next group of decks.

Siding Committee

Board discusses style of siding to be used. Board member agrees to set up meeting with Wilson siding to review options.

N&H presented quotes for gutters and gutter guards. Board member presented some gutter samples and prices per linear foot. Board members reviewed quotes and options. Board member agrees to post notice at kiosks informing residents of payment schedule and progress of work (that work has begun on the 1st building).

5. Old Business

a. Tree Work

N&H reports that scheduled tree work starts tomorrow.

6. New Business

a. Monthly Board Meeting

Board agrees to meet the first Tuesday of each month at 4:30 p.m. at N&H.

b. 2011 Budget Proposal

Board reviews proposed 2011 budget; approves it to be presented to homeowners at the November annual meeting.

c. Board terms

Board reviews terms. Two expire in November; to be voted on at annual meeting.

7. Adjournment

Meeting adjourned at 5:45 p.m.

Woodwind Townhouses Association
Minutes from Board Meeting
Tuesday, November 2, 2010

Board met at N&H Enterprises. Present from Woodwind: Doug Cadenhead (on conference call), Maggie Cronin, Eileen Culbreth, Janie Hargis. Present from N&H: Rebecca Thompson

1. Call to Order

Meeting called to order at 4:40 p.m.

2. Review of Previous Meeting Minutes

October minutes reviewed and accepted.

3. Review of Previous Months Financials

Board reviewed and approved October, 2010 financials. Board noted foreclosures filed on two properties.

4. Committees

Deck Committee

Chairman reports deck at unit 730 almost completed.

Siding Committee

Board discusses gutter guards. No decision yet on whether gutter guards to be used, or which gutter guards would be used. Issue still under review.

Board decides there will be new gutters on 734-736 building.

5. Old Business

a. Drainage issues

Tabled; remain under review

b. Termite Bond Requirements

c. Tree Work

Tree work has been completed.

6. New Business

a. 709 deck

Homeowner agrees to pay difference for extended deck.

b. Board Position - Bartlett-Lee

Board awaiting reply regarding resignation.

c. Board Position - Pauly

Board voted Janie Hargis to fill remainder of Ben Pauly's position.

d. Board terms

Board reviews terms. Two terms expire in November; to be voted on at annual meeting.

e. Gutter cleaning

Board agrees to postpone any additional cleaning until January.

7. Adjournment

Meeting adjourned at 5:45 p.m.

Woodwind Townhouses Association
Minutes from Board Meeting
Tuesday, December 02, 2010

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

1. Call to Order

Meeting called to order at 5:55 p.m.

2. Review of Previous Meeting Minutes

Minutes from November not available.

3. Review of Previous Months Financials

Board reviewed and approved November, 2010 financials.

Board agrees to post reminder at kiosks regarding siding assessment. Reminder to state discount for full payment in effect only until 12-31-2010. Reminder to state also that \$8 month late fees are retroactive for 2010 monthly payments if total is not made before 12-31-2010.

4. Committees

Deck Committee

Chairman reports work underway at 709. Repairs to begin at 705 and 527.

Siding Committee

Board instructs N&H to request APEX to write contracts for 601-611 building.

5. Old Business

a. Drainage Issues

Tabled. Remains under review.

b. Termite Bond Requirements

Tabled. Remains under review

6. New Business

a. Request from 202

Homeowner requests permission to place propane tank on side of unit next to furnace compressor. Board appoints member to inspect site and assess if tank can be installed without detriment to appearance of property.

b. Landscape Committee Report

Board reviewed memorandum from landscape committee. Board member appointed to liaison with landscape committee regarding their recommendations.

c. Board Election

Board elects to retain Doug Cadenhead as president; Eileen Culbreth voted as secretary; Maggie Cronin voted as Vice President.

7. Adjournment

Meeting adjourned at 7:15 p.m.