

WINDCHASE BAY CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
August 11, 2020 @ 5:30 p.m. by teleconference

CALLED TO ORDER:

Don Ravinski called the meeting to order @ 5:33 p.m.

BOARD MEMBERS ATTENDING:

Keith Harrod, not on call	Cheryl Kelley, EPM
Don Ravinski	Jo Anne Reese
Hunter Whittington	Alan Kohr
John Amentler, not on call	Mitzi Mae
Rick Johnson	Sandy Hulehan

APPROVAL OF MINUTES:

Board reviewed July 14, 2020 Board Meeting Minutes. Don motion to approve, Rick seconded, motion passed unanimously.

FINANCIALS:

July 2020 Financials reviewed. Don motion to approve, Hunter seconded, all in favor unanimously. Receivables review, collection made recently for the Roof Special assessment.

OLD BUSINESS:

Maintenance:

**Siding Repairs JD Construction, started on F-3, need to vote \$750.00 plus cedar molding trim, Don motion, Hunter 2nd, all in favor. F-3 in process, will continue work on Saturday. 1 board for R submitted will have EPM do that area, fence, and siding.*

Soffit Repairs Pro Quality Services, tabled since June

S Building Stair replacement repaired is completed, \$1100.00 submitted to EPM, Don motion to approve, Rick 2nd; all in favor.

B. Landscaping

Schematic sent by Don on landscaping private landscaping areas gardens, that are not including in landscaping, needs to make determination and review the areas, to make clear what areas are in the landscaping areas for association and areas what areas owners are taking care of.

Exactly what areas need to be maintained by owners/association. Rick or Don and Cheryl will meet with landscaper to review this specific.

Don's work on sprinkler system and EnSec lawn treatment.

Removal of stump, 2 estimates requested.

South side at I Building sign, map, need to order new map of property for entry to I.

New Business:

A. Violations, EPM sent this week 7, Cheryl reviewed along with Rick the recent violations sent,

B. Fence along Scenic Hwy. to be replaced.

Don obtained estimates, sent to board by email.

All South, \$9084.00 Don Motion to accept All south Hunter 2nd, all in favor.

Fence reserves to pay for this project.

To start on August 17, Monday. Don stated the fence needs to seal and stain approx. 2-3 months after wood cures. All the board members agree, will need a painter to do it. To be discussed later in fall.

C. Insurance Renewal coming up on September 3rd, Cheryl is in contact with Tim Donovan with Sihle Insurance, Market is being shopped by broker, Proposal should be available to board next week.

ARCHITECTURAL REQUEST: none currently, Flooring for E-6

Don sent detailed email regarding floor sound deadening ratings to be agreed upon by the board and added to the Rules & Regulations for WCB.

Alan Kohr, Camera Installation, O Building, requesting to update his current cameras to wiring, Don motion for approval, Rick seconded, all in favor.

Thank you, Alan, for you help on the cameras, we have used them several times for the property security.

Alan interested in representing Assoc, Camera systems help all of us.

Add to newsletter for Fall

Along with the Floor Deadening regulations & updates, to be discussed at the August meeting.

Open Forum: Mitzi May-

J-10 Sandy Houlihan asked Don to check her area sprinklers. 1 day of week with no water for lawn control. Also asked about noise from neighbors upstairs.

ADJOURNMENT:

Being no further business, the meeting adjourned at 6:15 p.m.

Follow up/ to dos:

List of fire extinguisher cases for covers. Sent to Hiller.