

Windchase Bay Condominium Association

Board of Directors Meeting

January 14, 2020

Minutes

CALLED TO ORDER:

President, Don Ravinski called the meeting to order at 5:30 p.m.

BOARD MEMBERS ATTENDING:

Don Ravinski
John Amentler (not present)
Keith Harrod
Hunter Whittington

ALSO ATTENDING:

Cheryl Kelley, Property Mgr.
Rose Konecek R-1

APPROVAL OF MINUTES:

November 2019 Board Meeting minutes, following Annual meeting. Don motion to approve, Hunter seconded, all in favor.

FINANCIALS:

Cheryl reviewed December 2019 financials.
Special Assessments balances & dues balances were reviewed.
A few accounts, with a lien, with attorney for collection. 2 have recently paid that were with attorney.
Hunter made motion to approve the financials, Keith seconded, all in favor unanimously.

Old Business:

Maintenance:

Sprinkler System, Don working on underground leaks, 5 areas repaired, one more to do under tree roots.

Tree Trimming completed in 1 day in December.

Trimming over roofs done. I-10 has some high branches in tree, dead limb has fallen, Don outlined what is needed for this tree, believe the tree needs to be removed, Don will check with Sterling Tree Service.

Email from Rick regarding Caroline, Walders Landscaping, Cheryl will call her to go over front flowers, etc.

New Business:

Siding repairs list: Don has 15 units on list, will email to Cheryl and Board.

Fleming Builders, quote requested, awaiting the written quote.

GoWilson, quote requested. AHR, received quote, not quoted to specification.

Don issues getting quotes from other companies. Specs by wall sections, i.e. sliding porch siding wall, budget price per wall.

Hiller Fire Extinguisher update, check on boxes repairs, mounting costs charge.

Balcony Deck boards discussed, type of wood/composite to be used, to be discussed further.

Priorities; Siding, Fencing, parking lot resurfacing, Painting.

2019/2020 Budget: Noted to look at year end variance in expenses, with funds coming in under budget, how to allocate those funds for 2020. Noted, General Maint. at end of 2019, variance credit of \$20,094.

K building needs to be trimmed back; it is a danger to vehicles pulling out.

Walders to be requested to clear out the corner.

Discussed what to do, cut off the water spicket at K & P, resident watering using association water continually.

Painting stop line at drive across from J building

Retention Pond behind M building, what is needed/required to be maintained.

Next Meeting:

February 11, 2020

ADJOURNMENT: The meeting adjourned at 6:20 p.m.

Respectively submitted,

Cheryl Kelley