

WINDCHASE BAY CONDOMINIUM ASSOCIATION, INC.

Board of Directors Meeting

January 14, 2014

BOARD MEMBERS PRESENT

Ken Curry
Rebecca Ringwald
Larry Richardson

John Amentler
Betty Wilson

OTHERS PRESENT

Amber Carr-Association Manager
Greg Farrer A-4
Sue Gavin & Pat Handley J-4

CALL TO ORDER AND APPROVAL OF THE MINUTES:

Ken Curry, President, called the meeting to order at 5:30 p.m.

Larry Richardson made a motion to approve the minutes of the November 21, 2013 meeting. John Amentler seconded this motion, which passed unanimously.

The financial statements for December were discussed briefly. The accounts receivable is in good condition, with two units being in the foreclosure process and three NOL's being sent if the account is not current for January.

John Amentler briefly discussed the wood rot and confirmed that all building fronts are completed. It was noted that F building storage areas have the old boards and will be replaced soon. "A" building has a hairline crack that will be reviewed and repaired by Etheridge Property Management.

The ditch clean out bill has been received. The estimate quoted was \$1500 with the final bill being totaled at \$1600.00. The additional cost is for the rocks put in the ditch to prevent a wash out. The ditch appears to be sloped incorrectly. The Board would like to have a time set up so Rick Johnson can meet and discuss the sloping with the Contractor on site.

The drain for N building has been installed. Once the rotten wood has been replaced the drain pipe and the wood will be painted green to match the buildings.

Becky has walked the property and noted that 10 building letters were missing from the buildings. She has made a list and submitted them to Amber for Bob to have the letters reapplied.

Ken wanted it on the record that Building I is missing the center building security light. Due to the front of the building being lit by the other lights surrounding it, it is not pressing for the light to be added.

Mac's Outdoor estimate was reviewed for the removal of several trees from around A, B and I buildings. The Board would like the price for the addition of the dead tree at J building and also a small tree that is leaning at Q building. Amber will get with Bob to have the trees added to the estimate and have for the next meeting.

Aqua Tech charged \$3500 to pressure wash the Association last year. The cost will be the same however the roof washing would be an additional cost, which was not given. Amber will have Bob contact Aqua Tech to get a firmer price on the expense of the roof washing.

Lime will be applied on the grounds in the March time frame.

A-4 submitted a request to allow him to place white blank magnets over his commercial vehicles name. The Board felt because it was a reasonable request and solution and the fact that the vehicle does not look commercial they are granting the request to approve the blank magnets. Larry made a motion to approve the magnets. Betty seconded this motion, which passed unanimously.

When the time comes for planting trees, Becky would like the Board to consider allowing her to plant a few crepe myrtles or native trees/plants in the empty spots where trees were removed in the past. The request will be reviewed when the time gets closer.

J4 let the Board know that the crepe myrtle in their area was not trimmed when the rest of them were trimmed. Becky will talk to the landscapers and let them know.

Betty would like an estimate for the repairing of the chain link fence around the association where trees have damaged it in the past. Amber will have Bob review the fence and determine the areas that need repair.

There was no further business and the meeting adjourned at 6:07 pm.

Respectfully submitted,

Amber Carr
Association Manager