

WINDCHASE BAY CONDOMINIUM ASSOCIATION, INC.

Board of Directors Meeting

February 11, 2014

BOARD MEMBERS PRESENT

Ken Curry
Rebecca Ringwald
Eric Frulla
Keith Harrod
Rick Johnson

John Amentler
Charles Crumpton
Erika Stamets

OTHERS PRESENT

Amber Carr-Association Manager

CALL TO ORDER AND APPROVAL OF THE MINUTES:

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

Becky Ringwald made a motion to approve the minutes of the January 14, 2014 meeting. John Amentler seconded this motion, which passed unanimously.

The financial statements for January were discussed briefly. The reserve transfer was made for the year however the old amount was used but will be made up for in February. The accounts receivable is in good condition, three NOL's have been sent. One of the foreclosure units has been taken over by the bank with a bill being sent to them for the past due association fees. The other foreclosure unit will be sold on the court house steps in March.

When EPM maintenance painted the wood that was replaced due to being rotten on "N" building, some areas did not receive a coat of paint. Amber will have Bob send out someone to take care of the issue. John asked if Amber could touch base with Bob to see if the 10" trim board was installed on the pool house.

Rick and Ray Etheridge met with the contractor who did the initial ditch clean out. The contractor will be coming back out to take care of the issue.

Mac's Outdoor submitted a second estimate for the removal of the trees that were missing from the original bid. After reviewing the second estimate it appeared that two trees were added on the bid that may not have been the trees needing to be cut down. The dead tree removal at "J" building for \$175.00 was approved along with the first initial estimate that was received. John made a motion to approve the first proposal and the third item on the second bid being the "J" building dead tree. Becky seconded this motion, which passed unanimously.

Aqua Tech's estimate for the pressure washing of the association was reviewed. The cost for the pressure washing is \$3500 and the price to wash the roofs on buildings "M, N and O" was \$800.00. The Board would like clarification on the bid to make sure the stairs are included in the estimate as well as to let the contractor know to not pressure wash the new siding only the siding that has mold growing on it such as buildings "N and O". The bricks are to be washed, all cement, the breezeway ceilings, walls and floors as well as the stairs. Rick made a motion to approve the Aqua Tech bid as presented with the modifications as requested and should not exceed price quoted. John seconded this motion, which passed unanimously.

Bob received a quote from Fast Signs for the replacement of the missing letters on the buildings. The letters will not match the letters that are currently in place. The estimate has been tabled until Charles can research where he may have seen some letters that would possibly match better.

Building "A" had a hairline crack on its hardy board as a result of the power workers cutting down a line. The workers came out and made an effort to correct the crack however John says there is a slight noticeable indentation in the siding. Ken would like the power workers come back out and fix it accordingly.

Painting of the concrete breezeways was discussed. The product needed would take about three gallons costing \$90.00, for a total cost of labor and supplies being \$150.00 per one breezeway. The concern of the concrete becoming slippery after being painted was discussed. The repainting of the concrete breezeways has been tabled.

Ken made a motion to approve the purchase and application of lime for the property around the March time frame. Becky seconded this motion, which passed unanimously. EPM maintenance will apply the lime.

Ray has spoken with the Park Place management company. They are in the process of making arrangements to clean along the chain link fence line between the properties. Once the brush is cleaned up they have plans to fix the chain link fence as it belongs to them.

Ken discusses the topic of the storage room door ownership. After reviewing the Association Covenants, it does not specifically address the storage room doors however it does say the Association is responsible for the exterior of the front doors. Therefore the Association is responsible for the storage unit doors. If the owner damages the storage door, it will be their responsibility to replace the door with like kind door.

Keith was having an issue with water coming in around his sliding glass door. After reviewing the issue it was determined the kick out that was installed over the door was not long enough to channel the water away from the door. The kick out was replaced with a longer one, and the leak has stopped.

Charles had been approached by the tenant of I-9, with a few concerns about the unit. There was water damage on the ceiling that at one point was caused by the unit above, as well as an issue with pests possibly coming from the unit above as well. It appears that the front door had been kicked in which caused the door jamb to break, L shaped brackets were used to make repairs to the jamb instead of being replaced. Ken would like Bob with EPM maintenance to go and inspect the areas of concerns and report back with the findings.

There was no further business and the meeting adjourned at 6:32 pm.

Respectfully submitted,

Amber Carr
Association Manager