

WINDCHASE BAY CONDOMINIUM ASSOCIATION, INC.

Board of Directors Meeting

March 11, 2014

BOARD MEMBERS PRESENT

Ken Curry
Becky Ringwald
Eric Frulla
Betty Wilson
Rick Johnson

Keith Harrod
Charles Crumpton
Erika Stamets

OTHERS PRESENT

Marguerite Mogul - Unit F-2 owner
Walter Conrad - Unit E-2 owner
Ray Etheridge-Association Manager

CALL TO ORDER AND APPROVAL OF THE MINUTES:

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

Eric Frulla made a motion to approve the minutes of the February 11, 2014 meeting. Becky Ringwald seconded, and the motion passed unanimously.

Ray Etheridge reviewed the financial statements for February 2014. Collections for the month were \$6,612.00 over budget, and are \$12,895.00 over budget for the year. These are obviously funds that we will not collect over the course of the year. Late fees were collected in the amount of \$116.00. Interest income was \$428.00 and miscellaneous income was \$50.00. Expenses were reviewed. The insurance transfers were made as well as the building insurance transfer. The amount made in February was \$500.00 over budget because of the shortfall of \$500.00 made during the month of January. It was noted that the garbage was up, over previous months, by \$244.00, Ray will check and try to determine why we had this sudden increase. The loan payment to Beach Community Bank, for the siding repair was made and is also on schedule for the year. Cash in banks were reviewed by the board. The accounts receivable is in good condition, with the exception of two units. One is in foreclosure and one has been foreclosed by the mortgage company and it is hoped that the association will be able to collect a sizeable amount from this unit. At a minimum the association will collect 1% of the original mortgage amount. Statements were sent to several units and 'Notice of Intent to Lien' was sent to some additional units as well. A couple of units have been sent 'NOL's' previously and we are waiting on our time to run before liens are actually placed on these properties.

John Amentler was not at this meeting, but had informed Ken that there was nothing to report on wood rot repair at this time.

It was discussed at our last meeting that several of our building, or unit, numbers were missing. Several locations had been researched by Etheridge and the like numbers were not found. Charles Crumpton has stated that he would try to locate these numbers. Charles reported that he had been to Hobby Lobby, which is behind O'Charley's on Davis Highway, and had found letters that were very similar to those at Windchase. Ray will get the list of letters or numbers needed, and go to Hobby Lobby and purchase these for installation at earliest convenience. They will be painted, if needed, to match the colors at Windchase Bay.

Tree estimates were again discussed. Some tree removal and grinding of stumps were mentioned at our last board meeting, but the board had wanted estimates on some additional trees. This has been done and the estimate is now at \$1,625.00. This would include two stumps in the area of I-10 and I-12, which will be ground. Walter Conrad was at this meeting and requested that two scrub oaks in the area of E-2 & E-6 be taken down. There was some opposition to this, and the board took no action regarding these trees at this time. (After the meeting, these trees were looked at by the owner of E-6 and they have now agreed that these trees could come down. Estimates will be obtained and taken to the next board meeting for approval.)

The condition of the retention pond fence and erosion problems here was discussed. Betty Wilson informed the board that her husband has some expertise in the matter of retention ponds and stated that with board approval, he could look at this situation and make some recommendations. This was approved by the board. Also, prior to our next meeting EPM will obtain estimates to make needed fence and gate repairs around the retention pond. There is also an area on the southeast corner of the property where the chain link fence needs repairs.

Becky Ringwald was asked to check the pool furniture and recommend any needed repairs or replacement here. Becky stated that this would be done prior to our next meeting.

As previously discussed, Park Place Apartments are cleaning up their wooded area on the east side of Windchase Bay and this clear view will easily allow people of Park Place to look into the pool area of Windchase. It was discussed whether we needed to install a privacy fence here, or possibly install a fence along the entire length of the area. There is approximately 80 feet on the east side of the pool area and approximately a total of 440 feet for the entire area. Ray had rough estimates, but no actual proposal, on hand to install a privacy fence. This would be approximately \$10.00 per foot. The area behind the pool would equate to \$800.00. Eric Frulla made a motion to have the fence installed to the immediate east side of the pool (approximately 80 feet, and price not to exceed \$800.00). Betty Wilson seconded this motion, which passed unanimously. Ray was also asked to be sure that we are getting treated material and that the thickness should be no less than 3/8"

Ray was informed that the latch on the gate at Hyde Park is in need of repair. Also, the water lilies have recently all been put back in place; however it appears that kids, or someone, are disturbing them by pulling them, making them unattractive again. Ray was asked to check the area outside the fence and any time that we are on the property, and we notice the water meter caps are out of place, to replace them. Ken informed the board that ECUA will not take the responsibility to keep these lids in place. They do not have to remove the lids to read the meters. They are now doing this from inside their vehicle.

Erika Stamets stated that she had called the office on Friday, along with someone else, in an effort to get dead rats picked up, and this was not done. Ray will find out why this was not done in a timely manner. Erika also was asking about the rat poison that had been placed on the property. This rat poison gets placed in traps, so that it is not accessible to humans or pets, and with the dead rats found on the property, it is obvious that this is working. EPM checks these rat traps on a regular basis, replacing the bait inside as needed. The board also discussed an incident that happened approximately 2 weeks ago, in the area of O building. Ray was asked to check and see if a report was available from the city police department regarding this matter.

Eric Frulla asked if assessments could be paid online. Ray stated that at this time that option was unavailable. Eric asked if this could be checked in to, for possible future use.

Ray was also informed that unit G-4 had some broken blinds, and this will be addressed.

There was no further business and the meeting adjourned at 6:20 pm.

Respectfully submitted,

Ray O. Etheridge
Association Manager