

WINCHASE BAY CONDOMINIUM ASSOCIATION

Board of Directors Meeting

April 12, 2016

MINUTES

BOARD MEMBERS ATTENDING:

Ericka Staments
Rick Johnson
Becky Ringwald
Betty Wilson
John Amentler
Keith Harrod

OTHERS ATTENDING:

Cheryl Kelley – Association Manager
Dennis Nosh, Renter C-6

CALLED TO ORDER:

The meeting was called to order by Becky Ringwald at 5:30 p.m.

APPROVAL OF MINUTES:

Rick motioned to approve the Minutes from the March 15, 2016 meeting. John seconded. All in favor.

FINANCIALS:

March financials were presented by Cheryl Kelley. Total Revenues \$35,211.01 Total Expenses are \$18,652.80. Net Operating Incoming is \$16,558.21. Reserve transfer was made of 3,940.00
Reserve Account breakdown and Age Receivables presented. Receivables; Cheryl stated that the receivables are in good shape. Owners that were previously in arrears have paid. One account with attorney for collection.

OLD BUSINESS:

Landscaping:

EPM has treated the lawn with Lime. Fertilizer will be put out next week. John has taken care of the stump grinding needed. There was discussion of the front entry/Hyde Park entry, landscaping.
Cheryl to contact Walders.

Roof Cleaning and Pressure Washing:

Aqua Tech has been approved for the roof cleaning, Cheryl to request quote for the usual spring pressure washing.

Dumpster Replacement

Waste management made a repair to dumpster with a hole at J building, Cheryl to contact Waste Mgmt. to request the dumpster be replaced asap.

Patio Sale, April 16:

Patio Sale is scheduled for Saturday, April 16th, Rick will post signs and residents participating to contact Rick to help reimburse for newspaper Ad.

NEW BUSINESS:

Patios and Breezeways:

John presented a handout of a review of Wood replacement needed.

3 Priorities listed by need. Total cost of \$9450.00.00 There was discussion of the units lists of priority, Patio wall replacement 4, and Breezeway Wall Repairs, 6

John and Cheryl will meet next week to discuss the budget and maintenance cost for 2016 to date.

Fence Line Building T:

Betty presented a handout her husband prepared regarding analysis of erosion at N. side of Building T.

Board discussed the area and options such as installing more drainage, such as “fench drain”, adding rock, fill in ditch. Board members will look at area, to be discussed at next meeting.

ADJOURNMENT:

The meeting adjourned at 6:33p.m.