

WINDCHASE BAY CONDOMINIUM ASSOCIATION, INC.

Board of Directors Meeting

November 20, 2014

Minutes

BOARD MEMBERS PRESENT:

Ken Curry
Becky Ringwald
Erika Stamets
Rick Johnson
Keith Harrod
Betty Wilson
John Amentler

OTHERS PRESENT:

Ray Etheridge
Cheryl Kelley
Etheridge Property Mgmt.

Nancy Loy, Jacqueline Morris &
Neal Smith

CALL TO ORDER AND APPROVAL OF THE MINUTES:

Ken Curry, President, called the meeting to order at 6:45 p.m.

Election of Officers 2015:

Rick Johnson made a motion for the Board of Director officers to remain as is with the exception of Secretary, as Eric Frulla is no longer on the board. Keith seconded, all approved.

Rick Johnson was nominated by Becky Ringwald as Secretary; Erika seconded this motion, the motion passed unanimously. Board for 2015 will be: Ken Curry- President, Becky Ringwald-Vice President, Rick Johnson- Secretary, John Amentler- Treasurer

Approval of Minutes:

Rick Johnson made a motion to approve the minutes from the October 14th meeting, Becky seconded, approved unanimously.

October Financial Statements

Ray Etheridge discussed the financial statements for October 2014. The financial Report reflected monthly income of \$26,357.78 and total expenses of \$19696.73 for a net operating income of \$6661.05. Reserve Account transfer was made \$3940.00.

Receivables- Currently the Receivables have a credit of \$2162.55. Ray noted that this will continue to even off as the end of year gets closer.

Budget 2015:

Ray presented the proposed Budget for 2015. The budget includes a proposed \$5.00 per month increase in assessment dues. This increase is being recommended due to projected increases in Insurance, Landscaping and Maintenance. The budget was mailed to all owners with the 2nd Annual meeting notice and presented at the annual meeting. Rick made a motion to accept 2015 Budget, Betty seconded, approved unanimously.

Old Business:

A. Tree Trimming Estimates:

There were two estimates approved, first one for G Bldg. Large low hanging Limb over parking lot for \$150.00 & second for Fence Line behind K, L & M Bldgs, including large limbs, high limbs and tree limbs dropping down over fence line, for \$1,875.00. Cheryl Kelley spoke with

Mac's Tree Service, their Bucket truck has been repaired and they will be out next week to do the tree trimming. (approx. 11/25)

B. Fence Repairs update (Park Place): Rick Johnson as well as Cheryl Kelley has spoken with April, manager at Park Place Apartments, the owner has the estimates for the repairs, and she is awaiting his approval.

C. Patio Fence Board Replacement/Painting:

Boards have been replaced and secured; painting work is in progress and will be completed over the next couple of months depending on cold weather. There are three that have vines/shrubs up against fence that need to be addressed to owner as to how they will be painted.

New Business:

A. Renters:

Due to the recent occurrences the Board of Directors requested a letter be drafted and sent to all owners informing them of their personal responsibility for the conduct of their renters and guest. Credit and Background checks should be performed by owners and/or rental agents for all potential renters at Windchase Bay Condominiums. Cheryl Kelley stated that the office has had lots of positive response to the letter and owners have reported who is renting the units as well as contact information. Board discussed what can be enforced as to the number of persons that may reside in a two bedroom condo. Rick Johnson stated that he would check with City Ordinances and report back to board.

Other Business:

Next BOD meeting will be January 13, 2015

There was no further business and the meeting adjourned at 7:15.

Respectfully submitted,

Cheryl Kelley, Association Manager