WINDCHASE BAY CONDOMINIUM ASSOCIATION

Board of Directors Meeting
April 13, 2010

BOARD MEMBERS PRESENT

Ken Curry
John Amentler
Eric Frulla
Larry Richardson
Charles Crumpton
Becky Ringwald
Erika Stamets

OTHERS PRESENT

Julie Brigham
Ray Etheridge, Property Manager

CALL TO ORDER & APPROVAL OF 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 March 9, 2010 meeting. Becky Ringwald seconded, and the motion passed unanimously.

FINANCIAL REPORT

Ray Etheridge discussed the Financial Statements for March, 2010. Collections for the month were $27,708.00, which is $3,948.00 over budget. Late fees were also collected in the amount of $725.00. The Reserve transfers were made as well as our insurance transfer. Expenses were reviewed. It was pointed out that the exterior siding for the month was in the amount of $7,200.00. These were for the end of two (2) buildings, Buildings "D" & "F". The cash in the accounts were reviewed by the Board of Directors. The Aged Receivable was discussed in some detail. There is still one (1) unit in foreclosure, two (2) are already in hands of the attorney, and "Notice of Intent to Lien" is being placed on one (1) unit. There were also three (3) unit owners in arrears at the end of March, but have now paid in April. Four (4) units have been owned by one (1) owner. Three (3) of these have been transferred to another unit owner. All of these units owe $212.00, which should be paid this month.

PROPERTY UPDATE

WOOD ROT

John Amentler reported on wood rot repairs being done at this time, which as stated above, were on the South ends of Buildings "D" & "F". The work is now finished. John has inspected and the work is satisfactory. There was some wood rot on Building "D" which had to be replaced. This will add an extra $350.00 to the cost of the end of these two (2) buildings. Ray was authorized to pay the contractor on Wednesday of this week. Wood rot was further discussed and additional ends of the building are needed to be replaced. It was decided that

these funds could be pulled from the Reserve account. Eric Frulla made a motion to replace two (2) additional ends, with John Amentler making inspection and determining those most in need of replacement. Charles Crumpton seconded and the motion passed unanimously.

RECENT FENCE DAMAGE
The damage to the fence on Scenic Highway caused by an automobile accident has now been repaired. The Association has filed a claim with the auto owner's insurance company, and the check was received. Two (2) columns were replaced, the torn fence replaced, and the entire Scenic Highway area fence cleaned. Everyone present was very satisfied with the job done by both the brick column contractor, the contractor replacing the fence, and the cleaning.

FINING
An owner has stated that he would like to be at our meeting to discuss some recent fines including cooking on his deck. Ray informed the Board that this owner has stated that he was not using charcoal, but the grill in question was an electric grill. The Board decided that Ray should inspect this grill and if it is electric, this additional fine would be dropped. Electric grills are allowed to be used on decks and balconies. Ray will call this owner on Wednesday.

ROTTED BEAMS
Ray informed the Board that there was a rotted beam on the stairs at Unit #I-12. This is underneath the concrete at the top of the stairs. Ray had an estimate from the Contractor who is currently doing our wood rot repairs in the amount of $750.00 to repair this beam. This would not include any wood rot to the floor joists, if any is found when this beam is replaced. Larry Richardson made a motion to have this beam replaced at Unit #I-12. Charles Crumpton seconded and the motion passed unanimously.

SIGNS
At our last meeting, it was approved that some new "NO SOLICITING" signs be installed; however, this has not been done. Ray stated that it had been his intention to get with Mr. Curry and inspect these signs, and that several of our signs are needed to be re-painted or replaced. An appointment with Ken and Ray was made for 10:00 a.m. on Wednesday to take a look at these signs, make decisions as to what signs would be re-painted or replaced, and to install new "NO SOLICITING" signs.

VIOLATIONS
Julie Brigham in Unit #S-9 was present at this meeting. She had received a letter from Ray concerning placing loose cat litter in the dumpsters. Ms. Brigham stated she was not doing this, and that her cat litter was placed in a bag before being placed into the dumpster. Ray apologized to Ms. Brigham for this letter, but also told her that he had reviewed his records and it was her Unit #S-9 that had been given to him by another owner, as placing loose cat litter in the dumpster. Again, Ray apologized and stated that in the future, should he get this complaint, he will call her.

Ray was informed that Unit #E-6 is using a charcoal hibachi grill on his deck, Unit #F-7 is not bagging all trash, but placing loose items into the dumpster, and Unit #E-5 is stomping, both going up and down the stairs, disturbing the neighbors. These owners will all be sent letters, asking them to make corrections in their behavior. In addition, it was reported that some units have lights out. Ray will walk the property and send letters to any owners that have lights out, that are visible.

ADJOURNMENT

There was no further business and the meeting adjourned at 6:30 p.m.

Respectfully Submitted,

Ray O. Etheridge