WINDCHASE BAY CONDOMINIUM ASSOCIATION

Board of Directors Meeting
June 8, 2010

BOARD MEMBERS PRESENT

Ken Curry
John Amentler
Larry Richardson
Charles Crumpton
Becky Ringwald
Erika Stamets
Fleurette Fontaine

OTHERS PRESENT

Matthew Hggy Unit S-12
Robert Wilson T-2
Mr. & Mrs. White H-6
Ray Etheridge, Property Manager

CALL TO ORDER & APPROVAL OF MINUTES

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

The Resident of S-12 has made a request that he be allowed to store his bicycle on a temporary basis outside of his unit. The Board discussed and initially denied this request; however Larry Richardson then made a motion that S-12 be allowed to keep his bicycle on his deck for a period no longer then (60) days that the bicycle must be covered with a black cover. This cover must be installed immediately. Erika Stamets seconded this motion, which passed unanimously.

Mr. Wilson is requesting that he be allowed to keep an air purifier, which is approximately "8" inches in depth in his window because of health reasons. Mr. Wilson has problems breathing and is in the process of installing a new air conditioning equipment with additional air filter and purifiers in the unit. Fleurette Fontaine made a motion that this air purifier remain in the window until this work is completed not to exceed "6" months from the date of this meeting. Erika Stamets seconded this motion, which passed unanimously.

Fleurette made a motion to approve the minutes of the May 11, 2010 meeting. John Amentler seconded this motion, which passed unanimously.

FINANCIAL REPORT

Ray Etheridge discussed the Financial Statements for May, 2010. Revenues for the month were $1,968.00 under budget, but are still over for the year. Our Reserve transfers and Insurance transfers were made on schedule. Additional siding had been placed on two (2) buildings at a cost of 12,100.00. This amount

may be transferred from our Reserve account at a later date. Cash in our different bank accounts were reviewed and Ray and Ken Curry discussed that they will go Thursday and move some funds from the Beach Community Bank in order to reduce our cash at the Beach Community Bank.

The Accounts Receivable was discussed: One Unit is still in Foreclosure; Ray has talked to his Unit owner and the mortgage holder is doing very little if anything to foreclose this unit. It was decided that Ray would call the owner of this Unit, ask this owner if the Unit could be rented, and that the rent be applied to the dues owed to the Association, in addition, the Board asked Ray go ahead and start foreclosure on this unit. Hopefully, this will make their mortgage company take immediate action so that the unit can be foreclosed by them and we can start collecting funds from this Unit.

Two (2) other Units are in arrears three (3) months and were to be sent a "Notice of Intent to Lien". Ray has talked to the owner who has agreed to come by on Friday and pay one-month assessment for each Unit, the owner requested that the "Notice of Intent to Lien" not be sent at this time. The Board approved this, as long as the owner does come in on Friday and make at least one payment on each of these Units, this owner owns two (2) Units at this property.

PROPERTY UPDATE

The Board approved Unit H-5 be allowed to place small wire squares on the lower parts of the balcony fence. These are not attached and are only temporary.

LANDSCAPING

Two (2) estimates were on hand to trim trees away from the buildings and to cut several limbs that are rotted or low hanging. These estimates were from Tree Works Plus in the amount of $2,585.00 and from Tri State Tree Service in the amount of $3,625.00. Fleurette Fontaine made a motion to approve the Tree Works bid. John Amentler seconded and the motion passed unanimously.

Ray also has an estimate on hand from Carolyn Walters, our Landscape Maintenance Contractor, in the amount of $400.00 to install a pallet of sod on the property, a small amount of sod would be placed around "G" Building and some at "R", with the bulk of the sod being installed on the Southwest corner of Building "L". Larry Richardson made a motion to approve the installation of this sod. Erika Stamets seconded, and the motion passed unanimously.

POOL ENERGY SAVING PROPOSAL

Eric Frulla was working on an energy saving device for the pool. Eric was not able to attend this meeting, and installation of this energy saving device was tabled until our next meeting.

SIGNS

Ray informed the Board that new traffic signs have been made for the entrance into Windchase from both Scenic Hwy. and Hyde Park. These new traffic signs should be installed this week.

INSURANCE
Ray informed the Board that the Association must obtain a new Insurance Appraisal. Our current one is three (3) years old, and the statues now require that an appraisal be done every three (3) years. Ray has contacted John Priller who will do this appraisal at half the cost of the original appraisal.

OTHER BUSINESS
Mr. & Mrs. White, the owner of H-6 requested the Board make some wood rot and other repairs to the balcony of their unit and other clean up work adjacent to the unit. Mr. White had previously sent some pictures to Ray of needed repairs. The Board approved to make needed repairs to the unit. An appointment was made to meet Wednesday morning at 9:00 a.m. and check the needed repairs.

ADJOURNMENT
There was no further business and the meeting adjourned at 6:45 p.m.

Respectfully Submitted,

Ray O. Etheridge