WINDCHASE BAY CONDOMINIUM ASSOCIATION

Board of Directors Meeting
March 9, 2010

BOARD MEMBERS PRESENT

Ken Curry
Larry Richardson
Charles Crumpton
Babs Applegate
Fleurette Fontaine
Erika Stamets

OTHERS PRESENT

Ray Etheridge, Property Manager

CALL TO ORDER & APPROVAL OF MINUTES

Ken Curry, President, called the meeting to order at 5:30 p.m. It was noted that on our minutes of the meeting on February 9, 2010, a unit was listed as Unit #N-1. This should have been Unit #O-2. With this correction, Larry Richardson made a motion to approve the minutes of the February 9, 2010 meeting. Fleurette Fontaine seconded this motion, which passed unanimously.

FINANCIAL REPORT

Ray Etheridge discussed the Financial Statements for February, 2010. Collections for the month were $5,096.00 over budget. Most of these collections over budget were from Residents who paid ahead. Only a small amount was attributed to owners who had paid assessments in arrearage. The Association also collected $924.00 in late fees. Expenses were reviewed. The Reserve and insurance transfers were both made as scheduled. The maintenance expenses were reviewed. There was a question considering what was listed on an invoice for work that is being done on Unit #E-7. Ray was asked to check this invoice and be sure that what was done was at this location, or possibly this was an incorrect unit listed. Cash in the banks and the Reserve accounts were reviewed. The Receivable was discussed in detail and as stated, not much progress was made in February; however, during the month of March, we have collected as of today's date, approximately $2,400.00 in assessments, which were in arrears. We also have additional checks coming in an approximate amount of $1,500.00.

NEW BUSINESS

FINING COMMITTEE

The number of people on the Fining Committee was discussed. Currently there are three (3) members, who are concerned that it is sometimes difficult to get a quorum together. Ken Curry suggested that the he be allowed to appoint two (2) additional members to this Fining Committee. The Board of Directors approved and Ken will make these selections.

OLD BUSINESS

VIOLATIONS

It was discussed that there are several units with Christmas lights still out. Ray will make a survey as soon as weather permits, and give all of the Residents notes to take down their Christmas lights. Also, a window is still broken in Unit #I-9. Ray was asked to send this owner a letter, giving him a date that this window must be replaced, or the owner will be fined.

PROPERTY UPDATE

FENCE PAINT

It was also discussed that we are having a problem matching the paint on some of our fences where repairs are being made. Charles Crumpton stated that he has a can of paint that he would give to the Association, and this can of paint had the numbers on it where it was mixed at Home Depot. Ray will pick this paint up after the meeting, so that the paint on our fences can be matched.

WOOD ROT

Wood rot was discussed. Ray informed the Board of Directors that Bob Guenthner at Etheridge Property Management and John Amentler had met, and that John had approved to do the ends of two (2) buildings of our drive side coming in. In addition, he approved to do repairs around the windows of units #J-9 and #G-3. It was also discussed that the wood rot is very bad on Unit #M-2 around the windows, and this will be looked at.

Ray was asked to look at a grill that is very visible and in site on a unit in Building "B", and check around Unit #Q-4 to be sure that they comply with the "Rules & Regulations" regarding their patio area.

A Resident in Unit #E-1 had complained that the pressure washer employees had used her electricity. She requested the Association to reimburse her $75.00 for the use of the electricity. The Board thought this was extravagant. Ken Curry had reviewed a brochure listing that these types of washers use very little power. Ken also noted that on his electrical bill, the cycle prior to the one the lady was questioning was only a twenty-seven (27) days cycle, where the new bill is a thirty-four (34) day cycle. The Board approved to reimburse this Resident $5.00 only for her electric. Ray will call this Resident on Wednesday and inform her of this decision. It was brought to Ray's attention that a unit in Building "H" may be keeping children during the day, which is a business and not allowed in the Association. Ray will talk with this Resident on Wednesday. It seemed that these children are playing in the common areas and disturbing neighbors.

Ray was also informed that many cats are running loose. Please cat owners, be aware that cats the same as dogs, are not allowed to run loose on the property. If this continues, the Association will be forced to put a trap out again, catch loose cats, and turn them over to Animal Control.

SOLICITORS
A Board member also stated that Solicitors seem to be increasing, and there was one (1) particular Solicitor that had been on the property at least twice, and did not want to leave. Residents, please, anytime you see that you have a Solicitor at your door, call the police department, tell them we have a "No Soliciting" property, and ask them to come out and remove these Solicitors from the property. This is the only way that we can stop Solicitors from coming onto the Windchase Bay property. Ray was also asked to look at the "No Soliciting" signs and see if they could be placed in a different area, or repainted to make them more visible.

RECENT FENCE DAMAGE
The Board discussed the recent damage to the fence on Scenic Highway caused by an automobile. An accident report has been obtained and the owner of the automobile has insurance; however, the driver was not authorized by the insurance company. The insurance company has not said they would not pay the claim. We are in the process of getting estimates of repairs to present to the insurance company. The board asked that an estimate be included to clean the entire fence on Scenic highway, because the new fence material will not match well with the existing fence.

ADJOURNMENT
There was no further business and the meeting adjourned at 6:20 p.m.

Respectfully Submitted,

Ray O. Etheridge