WINDCHASE BAY CONDOMINIUM ASSOCIATION
ANNUAL OWNERS MEETING
NOVEMBER 23, 2010
MINUTES

CALL TO ORDER

Ken Curry, President, called the meeting to order at 6:30 p.m. The roll was called and proxies certified. There were thirty-four (34) proxies on hand and ten (10) Owners present, for a total of forty-four (44) units represented. A quorum was not established for the meeting. The Owners present decided to proceed with the meeting.

Ray Etheridge produced a signed affidavit that he mailed notice of this meeting to all owners.

Fleurette Fontaine made a motion to approve the minutes of the meeting of November 18, 2009. John Amentler seconded this motion, which passed unanimously.

BOARD OF DIRECTORS ACCOMPLISHMENTS - 2010

WOOD ROT

John Amentler discussed wood rot work that was done on the property this year. The ends of several buildings have been replaced with hardy board as well as many of the window areas on the property. John stated we currently need more of the window areas replaced with hardy board than the end of the buildings.

WATER LINES

Ken Curry stated that approximately two-thirds (2/3) of the polybutylene water lines from the meter to the units have been replaced.

LANDSCAPING

Some additional landscaping has done on the property this year. In the area of "J" building new plants and new sod were installed and some new crepe myrtles were installed on the south end of the property. The trees were trimmed off the building and the city allowed one (1) large oak, which was doing damage to our sidewalks and patios, be cut down.

2011 BOARD OF DIRECTORS

Ken Curry announced that only nine (9) applicants had applied to be on the Board of Directors in 2011. The 2011 Board of Directors will be:

John Amentler	Barbara Applegate
Charles Crumpton	Ken Curry
Fleurette Fontaine	Eric Frulla
Larry Richardson	Rebecca Ringwald
Erika Stamets	

2011 PROPOSED BUDGET

The Budget for 2011 was discussed. The assessments will remain at $135.00 per month and we will operate at a short fall again this year based on our expenses as opposed to the budget. There are carry over funds that will make up for this short fall, as well as funds in our insurance reserve account that will offset the insurance costs in 2011. The Board will take this budget up for approval at their board meeting immediately following this owners meeting.

Larry Richardson made a motion to carry funds over from 2010 into our 2011 budget. Fleurette Fontaine seconded this motion, which passed unanimously. Rebecca Ringwald made a motion that the Board of Directors be allowed to transfer reserve funds from one reserve item to another. This motion was seconded and passed unanimously.

GENERAL

Some repairs have recently been done on building "G" and the owner present asked when this would be finished. Ray informed him he would check on Monday and have this repair work finished as soon as possible.

ADJOURNMENT

There was no further business and the meeting adjourned at 6:42 p.m.

Respectfully Submitted,

Ray O. Etheridge