

**WOODWINDS COUNCIL OF CO-OWNERS
BOARD OF DIRECTORS' MEETING
MINUTES**

October 12, 2006

Present: Gay Dillin, Frank Talbert, Teri Jaeger, and Laurie Morgan – Board of Directors; and, Kim Hendon – TWC Association Management.

Call to Order

The meeting was called to order at 7:05 p.m. A quorum was present.

Adopt Agenda

The motion to adopt the agenda as presented was made by Ms. Jaeger and seconded by Mr. Talbert. The motion passed unanimously.

Membership Forum

Several members were present.

Randy and Jennifer Cavaliere (11614 Ivystone, #201) contested the letter TWC sent regarding not picking up dog waste.

John Thompson (11614, #200) expressed concern about the number of violation letters he had received. He and other members present raised the concern that the Board needs to be consistent in enforcing trash, parking, etc. regulations. Ms. Jaeger said that the Board planned to send an informational letter to the community regarding the parking regulations and will have a warn-first policy before issuing parking fines. Mr. Thompson agreed to pay to have the sign that he knocked with his truck repaired.

Paul Combs (2118 Green Watch Way, #300) contested the letter he got for a \$50 fine for his son (resident) putting trash out early. He said there was no evidence presented to him that his son's trash had been put out early, and wanted to have the fine waived. The Board voted unanimously to waive the fine, but asked Mr. Combs and his son to please conform to the trash regulations in the future.

Ms. Cavaliere reported a leak on her balcony; Mr. Hendon told her to send an email to TWC.

Some members asked about the schedule for the satellite dish removal and reinstallation in light of the garden style roof repairs. Ms. Jaeger asked residents to coordinate with TWC on getting their satellite dishes scheduled for installation, and also asked Mr. Hendon to remind Cutting Edge to post notices prior to starting repairs on the roofs.

Ms. Cavaliere asked what kind of surface (e.g., tile) can be put on the back balconies, and Ms. Jaeger responded that nothing is allowed to be put on the balcony surfaces as they are common area. A couple residents then asked if residents could pay to have their own balconies resurfaced instead of waiting for the Association to be able to do it.

Mr. Thompson suggested that each building elect a captain, who would attend Board meetings and serve as a representative to the Board from that building.

Committee Reports

No committee members were present.

Minutes from August 10 Meeting

The minutes were approved without any changes.

To-Do List

See attached.

Calendar

Ms. Jaeger will check on the reserve numbers she suggested to Mr. Hendon. She reminded Mr. Hendon that the proposals and contracts need to be reflected in the reserve totals.

Financials/Management Report

No major issues indicated.

Delinquencies

No action is needed at this time.

Correspondence/Phone Log

No action is needed at this time.

Old Business

None.

New Business

Ms. Jaeger mentioned that Cutting Edge needs to fix the shingles that are askew on the parapet wall at 2120 Green Watch Way, #200.

Ms. Jaeger asked that the flowers at the entrance be replaced with fall planting.

The Board asked Mr. Hendon to schedule the maintenance on the circulating pumps. Kidco will supply a report as to the status of their life. The Board will decide what to do about the pumps based on the results in the Kidco report.

The Board asked Mr. Hendon to email when the Bladerunner contracts for law maintenance/snow removal, etc. expire and to email the Board information on the annual contracts so the Board can vote on them at the December meeting. The Board also asked Mr. Hendon to forward information on the audit company contract.

Next Meeting

The next meeting is scheduled for December 14, 2006 at the TWC offices (the annual meeting will be held in lieu of the November Board meeting).

Adjournment

A motion at 9:30 pm by Ms. Jaeger to adjourn was seconded and passed unanimously.

Respectfully Submitted,
Laurie Morgan, Secretary, Woodwinds Board of Directors

BOARD OF DIRECTORS' MEETING
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TO-DO LIST

Action items for TWC:

1. Ask Cutting Edge to fix the shingles that are askew on the parapet wall at 2120 Green Watch Way, #200.
2. Forward Blade Runners' current contract to the Board.
3. Schedule the maintenance on the circulating pumps.
4. Email when the Bladerunner contracts for law maintenance/snow removal, etc. expire.
5. Email the Board information on the annual contracts so the Board can vote on them at the December meeting.
6. Forward information to the Board on the audit company contract