

WOODWINDS COUNCIL OF CO-OWNERS BOARD MEETING MINUTES

Date: Thursday, July 26, 2012**Location:** 2102 GreenWatch Way #300, Reston, Va. 20191

Attendees – Board members, Management

✓	Name	Position
✓	Eric Orr	President
✓	Patrick Shagena	Vice President
✓	Teri Jaeger	Treasurer
	Travis Collins	Secretary
✓	Richard Harrison	At Large
✓	Diana Fritts	Property Manager, Loudoun Management Associates

- Meeting was called to order by Eric at 7:01 p.m.

Approval of Minutes - Teri moved to approve June minutes as amended; seconded by Eric.
Approved by all present.

Report of Officers

President's Report – n/a

Treasurer's Report – Finance on track for the year, no budget line items seem too far out of line for what was expected.

Manager's Report – nothing out of the ordinary to report, business as usual.

Old Business

- Board unanimously approved EV-Air proposal dated 17 July 2012 for \$182,460.00 plus additional T&M rates as needed for concrete repairs and door thresholds.

New Business

- Board discussed distributing a word document for meeting minutes until they had been approved. Once approved the minutes would then become a pdf file.
- Board reviewed proposal from F&L plumbing and tabled to have Kate Davidson review for overall approach.

- Board discussed hiring someone with specialized knowledge to inventory and prioritize painting and concrete work needs over the next 5 to 10 years. Beginning in 2013 painting will be funded out of reserves, rather than the operating budget. Concrete work has always been funded out of reserves. Teri suggested that because these are both areas in which the work will be undertaken as a series of projects on an as needed basis, it would be useful to have informed input on what work is needed when. There was general agreement that it would be worthwhile to pursue this, and Teri will talk with Ben Ginnetti, of PM+ Reserves, to see if he has suggestions as to who we might ask to submit proposals.

Executive Session

Board went into executive session at 7:48 pm. Came out at 7:56 pm

Adjournment

Teri moved to adjourn and Eric seconded it; approved by all. Meeting adjourned at 8:12 pm .

Date of Next Meeting - The next Woodwinds Board Meeting will be held on Thursday, 23 August at 1900 at 2102 GWW.