

Woodstream Condominium Association, Inc.
Board of Directors Meeting Minutes
July 17, 2024 at 6:00 PM
Via Zoom

Board members present: Tom Payn, Paul Gremse, David Minary and Nick Pryor

Board members absent and excused: Ashraf Saad

CPMG Staff: Debra Vickrey, AMS, PCAM - Association Manager

Meeting called to order at 6:00 PM by Tom Payn. Quorum of the Board of Directors established. Minutes were taken and transcribed by Debra Vickrey.

Approval of Board Meeting Minutes: May 15, 2024

- **Motion** to approve the minutes as presented was made by Tom Payn, seconded by David Minary and passed unanimously.

President's Report: Tom Payn

- Tom reported that the chiller repairs were a bit more costly than anticipated but there have been no issues with operations thus far.
- He gave an update on the continued efforts by maintenance to insulate the pipes in the crawlspace. He suggested that the goal is to complete the work by late fall to be prepared for the winter.
- The board is awaiting a proposal for the next phase of staircase repairs.
- He reported all the leaking roofs have been repaired.

Manager's Report:

- Debra gave a summary of activities.
- She gave a report related to the insurance claim for the burst pipes during the recent cold weather.
- Debra reported that due to vandalism in some laundry rooms, there have been some closures to complete repairs.

Contracts: None

Financials/Legal:

- **Motion** to accept the May - June financials, as presented by Mayez Haider, subject to audit was made by Tom Payn, seconded by David Minary and passed unanimously.
- **Motion** to approve the 2023 Audit was made by Tom Payn, seconded by Paul Gremse and passed unanimously.

Discussion Items:

- Board Member Paul Gremse addressed his continued concerns about the lack of visitor parking and how that relates to the recent efforts to maximize and streamline the leased parking spaces process. No changes were made to the process.

- Debra presented revision to the current parking rules to be consistent with the recent changes in the parking process. The board will review and provide edits.
- Debra presented revisions to the architectural guideline for the Board to review and provide input.

Architectural Requests: None

Correspondences: None

Homeowner Forum: 17 attendees

- An owner expressed frustration with the lack of open parking for residents to park near their building when returning to the property late evening due to safety concerns.
- There was a complaint that the maintenance emergency line was not responding.
- Maintenance items were brought to the attention of the Board and management.
- Questions about when and if the pool will be opened. The Board responded not in the budget at this time.
- There were questions about the HOA's authority to evict tenants. Debra responded the Board has no authority to evict.
- There was discussion about the process to limit the number of renters on the property. Debra gave a summary of the process.

Adjournment: 7:03 PM

Executive Session: Meeting called to order at 7:08 PM. All board members, Mayez Haider, and Debra Vickrey were present. Quorum established.

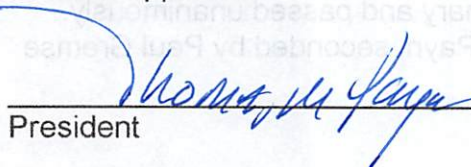
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Adjournment: 7:20 PM

Board actions between meetings:

- The Board approved the 2024-2025 Escobar snow removal contract on an as-needed-basis.
- The Board approved the Escobar proposal in the amount of \$10,236 to replace the retaining wall near building T with a block wall.
- The Board approved the WDR construction proposal in the amount of \$6,627.50 for a full carport inspection as required by the insurance carrier.

Minutes approved:



President

9-18-2024

Date