

Wind Stream Condominium Association
Annual Meeting of Association Membership
March 17, 2009

Meeting Minutes:

Grant Barnes, President of the Wind Stream Association established a quorum with 46 proxies and 60 homeowners in attendance and then called the 2009 Annual Meeting to order.

Mr. Barnes introduced the current Board of Directors to the audience, as well as introducing several of the contractors that work at the Wind Stream Association.

The minutes from the 2008 Annual Meeting were provided to each homeowner to review. It was moved by Robb Pickard to approve the minutes and seconded by Judy Brown. The minutes were approved unanimously.

Nominations and Elections for the Board of Directors

There are four openings on the board. Two board members whose terms have expired, Grant Barnes, Unit 413 and Michael Moss, Unit 028 have chosen to run again and two other homeowners, David Lewis, Unit 363 and Gary Guinn, Unit 214 were nominated. There were no other nominations from the floor. President Grant Barnes said he'd entertain a motion to close nominations. It was moved by Robb Pickard and seconded by Judy Brown. Motion passed.

With only 4 nominations and 4 openings the nominees were elected by affirmation. Each of the Board members will serve a two year term expiring in March, 2011.

Business

President Grant Barnes gave a PowerPoint presentation showing various projects that the Association is working on or has completed over the past year. They included retaining walls, asphalt repairs, repairs to balconies and patios and the re-roofing of 5 buildings last year and 3 thus far this year.

Michael Moss reviewed the financial status of the Association, which included the reserves, yearly expenses and current status concerning delinquencies and foreclosures.

Additional discussion included Prospect Village, the land development between Iliff, Parker and Emporia to the north of Wind Stream. County Commissioners approved the Final Development Plan with certain conditions that must be met before beginning construction. Also discussed was the Virginia Graeme Baker Act, with which the Association has to bring its pool and spa into compliance. It was also announced that the painting project will begin in May this year with the stacked Condo units being completed first. A garage sale date of June 6th was established for this spring. A newspaper and internet advertisement will announce the sale. Oversized trash containers will be also be ordered and onsite during the sale.

Nomination Committee

Grant Barnes asked for a Board member to volunteer to work with the committee and Gary Guinn volunteered to be the board liaison. Judy Brown, Kathy Cook and Robb Pickard volunteered to make up the Nomination committee for 2009-2010.

Open Forum

Homeowners asked various questions on topics ranging from coyotes that have been seen repeatedly on the property to cats and dogs roaming and off their leashes. Pet waste was also a topic that was discussed and how to go about "handling this problem."

There being no further business to discuss the 2009 Annual Meeting was adjourned at approximately 8:10 p.m.

Minutes recorded by:

Earl Johnson, Property Manager

Approved by:

Grant Barnes, President