

**Wind Stream Condominium Association
Board of Directors Meeting
Tuesday, July 26, 2011**

Minutes

The Wind Stream Condominium Association Board meeting was called to order at 6:34 p.m. at Fire Station No. 11, 2291 S. Joliet Street, Aurora, CO. In attendance were President Grant Barnes, Vice-President Kay Abraham, Treasurer Michael Moss, Secretary Mary Riebe, and board members Gary Guinn, Brandt Helfrich, and Dave Lewis. Also in attendance was Earl Johnson from Western States Property Management, and homeowners.

The meeting minutes from May 17, 2011, Board meeting were previously reviewed by Board Members through e-mail and corrections were made prior. Gary Guinn motioned to approve. Michael Moss seconded the motion. The minutes were approved as presented.

NOTES: Original meeting was scheduled for Monday, July 18, 2011 at Fire State No. 11; however, due to the firefighters' response to a call, the Wind Stream Board of Directors and Homeowners present were locked out of the meeting room. While waiting for the firefighters to return, the Board met with Bob Park, Unit 211, to discuss the removal of a bench in front of his unit. The Board heard Mr. Park's request for reimbursement for removal of the bench, stating that it had an antique value. The Board took note of his appeal and indicated they would discuss. Meeting was rescheduled for the following week, Tuesday, July 26, at 6:30 p.m. at Fire Station No. 11.

Highline Canal-Iliff Underpass Update: A representative from Denver Water was to present at the July 18th meeting that was rescheduled. The representative was not available for the new date. President Grant Barnes brought copies of the plans and a diagram of the underpass for the Board members to review. The constructions will start on November 1, 2011, and is scheduled to go to February 1, 2012. Construction will begin on the north side and the south side will be open to traffic, one lane each way. The traffic flow should open up to four lanes by the time it gets to the Wind Stream/Iliff entrance driveway.

Homeowner Forum

Homeowners present were Kay Engel and Chris Cashbaugh.

Homeowners with questions or issues were as follows:

Chris Cashbaugh asked, regarding the Board's review of the Rules & Regulations, if we would consider adding in something about smoking in public areas. He stated that he could smell smoke in his unit from another unit. Earl mentioned that some associations are looking at designating non-smoking areas. The Board will add this item to the Rules & Regulations discussion.

Kay Engel recommended adding an executive summary, perhaps in spreadsheet format, for communicating Rules & Regulations to new owners and tenants. She also offered to be a "welcome wagon." She also suggested that the Board review the Rules and Regulations for any mention that homeowners should provide the Property Manager with a copy of the lease.

Old Business

Draft to Amended Articles: These have been reviewed by our attorney to align with SB 100 requirements. Our attorney deleted articles that are no longer necessary. The new Articles will require a three-quarters approval of the association members, time and method to be determined. The Board members will review by the next meeting in September.

Unit 024-Foreclosure in Process: Tenants are moving out. Tenants have not been paying any of the bills. Our Wind Stream attorney has contacted the lender. If anyone sees the tenants, they are to notify Earl or the Sheriff.

Rules Violation at Unit 205: This homeowner has been fined. He has asked for a hearing and has not responded. Michael Moss motioned that the Board move the fine up to \$150; Kay Abraham seconded the motion. The vote to increase the fine to \$150 was unanimous.

Updating Board Members on Rules Draft: The Board members were provided updated copies of the edits to the Rules & Regulations for review. Grant suggested that that the Board members meet to review and approve so that the new changes can be disseminated to members.

New Business

Concrete Repair Proposals: The Board was presented with two proposals to review. Michael Moss asked if any of the expenses could be put off. Earl will priorities and report back to the Board. The repairs are a reserve expense.

Dayton Entry Proposal: The East Entrance project will be a reserve expense. Gary Guinn moved to approve to set a \$10,000 ceiling on the expense and proposed to make the trail connection first. Michael Moss seconded the motion. The vote to approve this project was unanimous.

Tree Trimming & Removal Bid: Earl has identified two dead trees. This, too, is a reserve expense.

Gary Guinn Request: Regarding Gary's e-mail to the Board on the topic of homeowners adding a ventilation system to their garages. Gary is doing more research as to possible options to offer.

Financial Report

Financials: Treasurer Michael Moss reported that expenses have been higher than anticipated. The Board will be more closely reviewing expenses for the rest of the year.

Delinquency Report –Earl reported that \$20,000 for delinquencies is made up by primarily two units. He reported that there are four names on the report that should become current very soon. Earl reported that Unit 143 has been sold. Wind Stream has many units for sale at this time.

FHA Approval: Earl reported that the FHA approval expires at the end of August. Re-approval is being processed. The new requirements are significantly different.

Adjournment

The Wind Stream Board meeting was adjourned at 7.45 p.m.

Respectfully Submitted,

Mary L. Riebe, Secretary

Approved,

Grant Barnes, President