

**Wind Stream Condominium Association
Board of Directors Meeting
May 15, 2007**

Minutes

Meeting was called to order at 6:33 p.m. at the Aurora Fire Station No. 11 by President Grant Barnes. Board members attending included Jack Newton, Jonathan Kantor, Brant Helferich, Kay Abraham, Michael Moss, and Mary Riebe. Also in attendance were Earl Johnson from Western States Management and homeowners Jo Ann Gooch of Unit #47, Veronica Gazer of Unit #44, Robb Pickard of Unit #234, Jim Clark of Unit #251, Geri Mustain, Madine Carr of Unit #92, Chris Cashbaugh of Unit #102, Joyce Goodhue of Unit #173, and Allison Hilf of Unit #172, and Suzanne Kaller of Unit #344.

Meeting minutes from January 17st were approved as presented.

Homeowner Session

One resident registered a complaint regarding the gutters in her building and the recent heavy rain storms. The inability of her gutters to redirect the water has caused damage to her deck. She also needed clarification on the current parking regulations. In addition, she registered a complaint that her neighbor is running a retail business out of his garage. Earl Johnson and the board reiterated the work currently being performed in each of these structural areas. Earl Johnson will look further into the issue of her neighbors and the garage situation.

Chris Cashbaugh submitted a letter of complaint to the board regarding leaks entering his unit from the skylight and Adam's Roofings' inability to repair the leak since 2000. Earl Johnson indicated that leaks are persistent across the association, and new skylights are being replaced in several buildings on an ongoing basis. The board rejected his assertion of shoddy work and reiterated their support for Adam's Roofing and the quality they have performed in the past. Earl Johnson indicated that someone will be by to take another look at Chris's skylight to see what can be done to either replace the skylight or stop the leak.

Joyce Goodhue of Unit #173 addressed the board regarding past rainstorms leaking into their basements and their sump pumps performing extra duty removing the water coming in to their units from other areas. The sump recently needed repair and they have received a bill. She wanted to know if the expense would be picked up by the board since their pumps are pumping water for the entire building. A suggestion was made to have the board research this issue to determine if it is related to a down sloping landscaping issue and should be reimbursed or resolved by the association, or if it is the responsibility of the homeowner.

Allison Hilf of Unit #172 queried the board about current bylaws pertaining to interior damage caused by external factors. In her case carpet damage was caused by rain coming in from her roof. The board suggested that homeowners insurance would cover this expense and that such an example would not be an expense that should be covered by the association without modifying the existing association bylaws.

Financial Report

Wind Stream delinquencies are now looking better than in the past. Two prior delinquencies totaling more than \$8K will soon be resolved, reducing the total due owed to the association owed by over 70%.

Property Managers Report

Earl Johnson has requested that a board member be assigned to work with his firm to manage the large number of architectural requests that are frequently coming into his office. Both Jack Newton and Grant Barnes volunteered to aid Earl in this pursuit.

Old Business

The Wind Stream annual neighborhood garage sale will be held on Saturday, May 19th, 2007. A large trash dumpster will be available to homeowners that weekend for any large item that needs to be thrown away. Wagons and wheelbarrows are available for residents that need to use them. A police officer will be roaming the site providing security during the sale.

The storage unit for garden tools and equipment is being built and progressing to plan. The unit has been inspected, and will be painted and electrified very soon. All work should be completed by the end of May.

The pool is scheduled to open on Saturday, May 19th. A new table, umbrella and four new Adirondack-style chairs will be added to the pool area. Repairs to hot tub and pool have been completed along with a pool cleaning which will be ready for the opening day.

New Business

Wind Stream board member, Mary Riebe, addressed the board regarding a problem pertaining to an increasing amount of debris and lawn equipment that has been accumulating along the southeastern side of Cherry Creek Golf Course, and is now obstructing hers and other building 16 residents' western view. Several suggestions were discussed to open a dialog with the owners of the golf course to see if a reasonable resolution to the problem can be worked out. The board will also write a letter to the golf course owners regarding this issue

A new retail and residential development is planned called the Prospect Village Development. It will be located on the other side of Iliff and Dayton, where fireworks and vegetable stands have previously appeared. Design plans were brought to the meeting and displayed for the board and attending residents. Grant Barnes has offered to write a letter to the developer addressing the concerns shared by the attending Wind Stream homeowners and board since the residences will be rental units. The letter will inquire whether there is a management commitment to maintain the property over time.

Resident Amanda Lucht has sent a letter to the board requesting the placement of a beneath ground wireless fence that restricts her dog from leaving her residential area. The board rejected her idea due to existing bylaws regarding modifying Wind Stream property. A communication to this effect will be sent out in response to her letter.

Jack Newton would like to remind residents that pets are not allowed around the pool area.

A notice of violation was sent out for unit #402 regarding auto repairs being conducted inside the unit's garage, since the loud noises and work-related debris surrounding the unit that has generated complaints from their neighbors. The letter has asked the renter to cease and desist from this practice. The issue of using welding equipment can also impact the associations' insurance rates. An update to the existing bylaws will be needed to address this issue in the future.

The board received a reply from resident Cindy Stoll regarding a barking dog problem at Unit #205. A previous letter was sent out by Earl Johnson to the resident of that unit to control their dog's behavior.

A letter was received by board member Brant Helferich from resident Pat Chellman in Unit 405 regarding a complaint by a neighbor of the resident's excessive clutter in their garage. Brant has requested that a portion of the garage's contents be removed to allow an automobile to be parked inside the garage. The board will see if the resident complies before taking further action.

Adjournment

Meeting was adjourned at 8:25 p.m.

By: Jonathan B Kantor
Jonathan Kantor

Approved: Grant Barnes
Grant Barnes