

**Wind Stream Condominium Association  
Board of Directors Meeting  
Tuesday, September 29, 2009**

**Minutes**

The meeting was called to order at 6:30 p.m. at the Eloise May Memorial Library, 1471 S. Parker Road, Denver, CO 80231. In attendance were President Grant Barnes, Vice-President Kay Abraham, Secretary Mary Riebe, Treasurer Michael Moss and board member Dave Lewis. Also in attendance was Earl Johnson from Western States Property Management. Absent were board members Brand Helferich and Gary Guinn, both of whom were excused. A quorum was established.

Also in attendance was Earl Johnson from Western States Property Management, and homeowners, Donna Horgam and Suzanne Kaller.

**Minutes from July 23, 2009**

Michael Moss motioned to approve the meeting minutes from the July 23, 2009 meeting. Kay Abraham seconded. Minutes were approved with one correction.

**Homeowner Forum**

Homeowner Suzanne Kaller, from Unit 344 thanked the board for their wonderful flowers at the entrances and around the complex.

**Financial Report**

Treasurer's Report: Michael Moss, treasurer, reported that Wind Stream has had some extraordinary expenses this year, due to garages, roof repairs, painting buildings, etc. In a review of our reserve funds, he finds that we have somewhat depleted and will need to consider the option of increasing the homeowner dues by \$10 per month.

Delinquency Report: Earl reviewed delinquency list and noted some foreclosures in process.

**Property Manager's Report**

Budget for 2010: Earl did not include the 2010 budget in the board packet. He did note that the operating account is okay as is. Michael will put together a list of five to ten line items that we could moderate in the budget for 2010. The board will look at the previous year as a baseline.

Cottonwood Removal: Earl walked the complex with the landscaper. He reported that Buildings 34 and 35 have cottonwood trees with roots that are causing problems, noting gates and sidewalks cracking and one tree whose roots have torn up the lawn around the pool. They marked six trees to look at for removal at \$1,000 to \$1,500 per tree. Earl is getting bids.

Lighting: Earl reported that the current exterior lighting globes are not exterior-rated. He presented some options for the Board to review. Earl will continue to look at catalogs to find some suitable suggestions for garage and condo unit replacement lighting.

**Old Business**

Earl noted that Unit 102 has still not painted the windows to match the rest of the complex. He will follow up with a letter to the homeowner.

**New Business**

**Water Conservation:** Homeowner Donna Horgam, Unit 023, presented a small tool that clips into the toilet tank to reduce the amount of water in the toilet bowl and also reduces the water level in the tank. This tool can save about seven gallons of water per person per day. These items sell for \$5.95 per 2-pack and are simple to install. They are only on sale in southern Florida right now. She will get Grant some more information to put in the newsletter to make available to residents. If homeowners installed these in their toilet tanks, could significantly reduce Wind Stream's water bill.

**Snow Removal:** Snow contract for 2009 has not changed. We can sign a one-year contract with no increase in rates. We will have a 30-day grace period to end, if we choose. Snow removal would occur for 1" snowfall due to condo snow piling up on condo steps creating a dangerous situation. Earl will move the contract forward so that we are ready for first significant snowfall.

**Pool Maintenance:** Earl reported that the pool maintenance contract is same as 2010, if we sign a two-year contract. Otherwise, would have a \$200 increase for 2011 if we go with a one-year contract. Kay moved that we accept the two-year contract; Mary seconded the motion. All members voted in favor; motion carried.

**Adjournment**

The board meeting was adjourned at 7:15 p.m.

**Respectfully submitted by,**

**Approved by,**

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Mary L. Riebe, Secretary

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Grant Barnes, President