

**WIND STREAM CONDOMINIUM
ASSOCIATION
Board of Directors Meeting
Monday, September 20, 2010**

Minutes

The meeting was called to order at 6:30 p.m. at the Eloise May Memorial Library. In attendance were President Grant Barnes, Vice-President Kay Abraham, Secretary Mary Riebe, and board members Gary Guinn and Dave Lewis. Board members Brandt Helferich and Michael Moss were excused. Also in attendance was Earl Johnson from Western States Property Management, and homeowners,

The meeting minutes from May 19, 2010, were previously reviewed by the Board through e-mail. Gary Guinn motioned to approve the minutes. Kay Abraham seconded the motion. The minutes were unanimously approved by the Board as presented.

Homeowner Forum

Homeowners present were as follows;
Don and Ronda O'Sullivan, Unit 343
Nadine Carr, Unit 92
Geri Mustain, Unit 92
Mike and Melanie Wheeler, Unit 273
Rand Mellor, Unit 272

- Once again the subject of dog poop comes up this time significant amounts in front of the O'Sullivan's building Unit 343.
- The Wheelers in Unit 273 also brought up the failure of Wind Stream drivers to stop at the stop sign at the Dayton entrance, especially in the a.m. when kids are waiting to get on the bus or when they arrive back home at 4:15 p.m. Some drivers speeding through may not be Wind Stream residents, but may be cutting through the complex from the Iliff entrance due to traffic congestion. The Board suggested that they start writing down license plates and make/model of the vehicle, though Earl stated that the DMV will not let us have the info, we may be able to put the offenders' plate numbers in the newsletter.
- Homeowners will do some additional research and perhaps get the Denver police involved since the curb and street belong to Denver.
- Nadine Carr, Unit 92, mentioned that Direct TV has not come through with their offers of service. Earl stated that there would be a walk-through again and that there were a number of problems of which Direct TV is already aware. Direct TV will only remove their own dishes.
- Melanie Wheeler asked about the tree in front of her Unit 273 outside of her patio has been trimmed in half. Earl mentioned that the locust trees have been eaten by squirrels or are endangered. He stated that he would look at the tree.
- Rand Mullor had a question about the concrete in front of his unit. The locust tree (same one) roots have pushed up the concrete and forms a puddle when it rains. Rand also brought up the Dayton traffic issues and indicated that it is hard to see when pulling

out of that entrance due to cars parked illegally in the “no parking” on Dayton.

Financial Report

Earl Johnson presented the financial report in Treasurer Michael Moss’ absence.

We have changed banks to US Bank. He reported that our income was up around \$3,000. We are putting \$19,000 back into reserves, which are at approximately \$300,000.

– Sanding and painting has begun on six buildings.

Delinquency Report – Foreclosures get caught up through the super lien.

Old Business

Unit 343 – Homeowner attorney contacted Property Manager Earl Johnson. He stated that nothing had been done to correct the issue of the sewer line. Our attorney was contacted and provided all information and invoicing concerning the unit.

– US Bank – Earl has provided them with all the information they have requested as of September 9, 2010.

New Business

– Concrete Repairs --Earl reported that homeowners have requested some additional patios be repaired since the job has already been approved. He will re-look at some in light of any health, safety and welfare issues they may present.

Painting – Paint of the next six buildings will begin this month around the 15th and should be completed over the next 3-4 weeks. High Country Paint will conduct the painting.

Pool --The pool closed for the season on Wednesday, September 22.

Updating the Reserve Study -- At the end of the meeting, Grant Barnes discussed that he, Gary, and Michael have begun to work on the reserve study. The US Bank loan opportunity was explained and looks pretty interesting. On a \$400,000 5-yr loan at 4.85% interest, our monthly payback would be \$8,000 / month. We currently put away nearly \$20,000 into reserves now. The \$8,000/month would still leave us \$12,000 / month for the reserve. The advantage would be that Wind Stream could get some major projects done, i.e. finish all decks (\$160,000), replace two parking lots, replace remaining retaining walls, and put up a new perimeter fence. The bank seemed to be impressed with Wind Stream financials and thinks we are doing very well without an assessment or raising the dues. The Board will continue to review.

Garage Storage – Grant asked Board members to take a look at the Bylaws in light of adding an addendum about garage storage.

Correspondence

Correspondence regarding landscaping has been received and will be reviewed.

Adjournment

The board meeting was adjourned at 7:35 p.m.

Respectfully submitted by,
Mary L Riebe, Secretary

Approved by,
Grant Barnes, President