

**Wind Stream Condominium Association  
Board of Directors Meeting  
Thursday, July 22, 2010**

**Minutes**

The meeting was called to order at 6:31 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 members Brant Helferich, and Gary Guinn. Absent: Dave Lewis. Also in attendance was Earl Johnson from Western States Property Management.

Homeowners present were as follows:

Geri Mustain, Unit 92  
Nadine Carr, Unit 92  
Pat Chellman, sister of homeowner Bernaden Scholl, Unit 405

The meeting minutes from Wednesday, May 19, 2010, were reviewed. Michael Moss made a motion to approve the minutes as presented. Gary Guinn seconded the motion. Vote of the Board was unanimous to approve the minutes.

**Homeowner Forum**

Pat Chellman had questions about Wind Stream landscaping and maintenance and shared concerns about bush trimming and tree pruning. The Board asked Ms. Chellman to put her concerns in writing so they could be reviewed.

**Financial Report**

Michael Moss, Treasurer, reviewed the June balance sheet stating that Wind Stream financials are on track. Overall cash flow and scheduled expenses are under budget for now. The Association had to make a down payment on our new insurance policy when we switched over to CIBA.

**Property Manager's Report**

**Delinquency Report –**

Earl Johnson reported that the delinquencies were improving with one person responsible for 50% of the delinquent dues on the list. Some foreclosure sales are forthcoming.

**Old Business**

- Unit 343--Continues to experience a series of sewer backups. Course of action has included snaking the lines, both common and owner lines. The lines have been videoed and now have been jetted. A follow up video of the line will take place at the end of July to hopefully determine the cause of the problem. Earl will e-mail the board with findings.
- US Bank—We did change banks and have not charged for EFT transfers. We will have other reduced fees.
- Building No. 4 retaining wall is finished.
- Unit 354 deck still needs repair.
- Six buildings remain for painting at about \$60,000.
- No more roof repairs are slated for this year.

**New Business**

- Concrete Repairs and Estimate—Earl received two bids; one from Brown Brothers and one from Colorado Concrete. The difference between the two bids is \$4,000, with Brown Brothers being the less expense quote. Wind Stream has worked with this company before. Scope of work is directed towards patios and concrete repair/replacements with some in very serious need. Gary made a motion to approve the Brown Brothers bid; Kay Abraham seconded the motion. All Board members voted in favor of the Brown Brothers contract. Repairs will start late in August.
- The Board would like to keep about \$200,000 - 300,000 in reserves. A group of Board members including Grant Barnes, Michael Moss (chair), Gary Guinn, Dave Lewis, along with Earl Johnson, will review the reserves more closely beginning next week. The Board has a deadline to provide study results to US Bank. The group will report its findings to the rest of the Board through e-mail.
- Unit 421—The patio design has a “cut out” where a homeowner could plant. For this unit the area has covered up the weep hole and water has leaked into the window wells. The water made the concrete collapse.
- Squirrel Relocation—A homeowner prior to the meeting had questions regarding the relocation of the squirrels. Grant reassured her that the animals were treated humanely.
- Proxy for Unit 405—The Board reviewed a letter from homeowner Bernadine Scholl requesting that her sister who resides in this unit have her proxy. Earl will check with the attorney regarding this request. Homeowner to have request letter notarized.
- Park Bench for Building 4—Grant suggested that the Association purchase a park bench at \$800 to complete the landscaping project at Building 4. Michael Moss motioned that the Board make the purchase; Gary Guinn seconded. The Board vote was unanimous.

**Adjournment**

The board meeting was adjourned at 7:32 p.m.

Respectfully submitted by,

Approved by,

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Mary L Riebe, Secretary

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Grant Barnes, President