

Woods Walk Condo Association  
Board Meeting  
**Monday, June 14, 2010 – 7:00 P.M.**

The meeting was called to order at 7 p.m. Present: Nick Darling, Pat Gunning, Rich Gold, John McTamney, Lisa Perrin, Mary Stepanian, and Dan Williams.

**Secretary Report:** The minutes of the May 2010 meeting were read and approved as written.

**Treasurer Report:** Nick presented the Treasurer's report. Nick has placed draft budget and cash flow sheet on the server. Financial savings balance (~ 2 months of expenses, or roughly \$5,000.00). We currently have \$10,000.00. All units paid up through June. Financial records for 2009 have been sent to HUD & VHA.

Nick transferred all files to Pat Gunning.

The Board thanked Nick for his hard work and many hours as our Treasurer. We will miss him and his dedication as Treasurer and wish him the best, as he starts medical school.

**Landscaping:** Grubs are causing the grass problems we have. They will be treated with our next regular grass treatment – it's OK to wait because they'll be in the right stage for the treatment to have it's best affect. Brickman provided a quote of \$714.95 to repair all the damage from the grubs to include topsoil, seeds, and seed mulch.

It was discussed that we need to work on hill at entrance to site in addition to the hills by Mary & Paul and Fred & Michelle's places.

**Maintenance:** Porch rail painting e-mail is finalized and will be sent out by Rich.

We need to remind owners to obtain permission from Board regarding updates to their units / property, especially with regards to satellite dishes.

The Board approved to satellite dish installations at 77 Murphys Dr. (Fred & Michelle Ahu) and 102 Murphys Dr. (Peter Schulthesis).

**Legal:** New state laws affecting Condominium Associations will be going into effect in July 2010. The Common Interest Ownership Act will become law and it will require us to rewrite our By Laws and for that we will need legal assistance. It was suggested to look into law firms that specifically work with Condo Associations. Dan asked for help on this item and Mary agreed to investigate further and report back to Board.

The Resale Certificate was reviewed and approved by Board with the 'records' wording removed.

**Social:** Units for sale 111 Murphys, Xiaohung Liu (Unit 10A) and 55 Murphys (Unit 15B). Unit sale closed at 102 Murphys (Unit 5A) new owner is Peter Schulthesis. 1079 Pleasant Valley, John & Madeline Brown (Unit 17A) will be going on the market soon.

We will e-mail Peter Schulthesis and ask him to clean up rubbish from around unit he recently moved from, 1065 Pleasant Valley Dr. (Unit 16A).

**Adjournment:** No further business was discussed and the meeting was adjourned at 8:00 p.m. Next regularly scheduled meeting is July 19, 2010.

Respectfully,

Dan Williams  
Secretary