

WOODSWALK CONDO ASSOCIATION

October 30 2013 7:00 P.M

THOSE IN ATTENDANCE:

RICH GOLD
MARY STEPANIAN
CARL MASON
SANDY DYER
VELMA WILLIAMS
MERRILL KATZ

THE MEETING WAS CALLED TO ORDER BY PRESIDENT, RICH GOLD.

THE MINUTES OF THE PREVIOUS MEETING WERE APPROVED.

CARL MASON READ THE TREASURER'S REPORT AND IT WAS APPROVED. THE FULL MONTHLY HOA FEES ARE BEING PAID NOW BY MICHAEL KENT FOR THE FINAL TWO UNITS , AND THE DIFFERENCE HAS BEEN PAID AND CAUGHT UP. WE PAID EDWARD URENA , WHO IS RENTING ONE OF THESE UNITS, BACK FOR WHAT HE PAID IN TRASH PICKUP EXPENSES THAT HE COVERED HIMSELF. A CD IS COMING DUE SOON, UP FOR RENEWAL. THE RATES WILL BE REVIEWED AND WE WILL RENEW IT OR MOVE THE \$ TO REGULAR SAVINGS. CARL CHECKED AROUND AND FOUND THAT IT WOULD COST US A MINIMUM OF 12,000 YEARLY TO HAVE A MANAGEMENT COMPANY. THIS WOULD EQUATE TO A DIFFERENCE OF \$30 MONTHLY IN INCREASED HOA FEES FOR EACH UNIT.

THE SNOW PLOWING CONTRACT IS GOING TO EAGLE, WHO WE HAVE USED IN THE PAST. IT FITS OUR BUDGET, THEIR EQUIPMENT IS BETTER THAN THE OTHER COMPANIES WHO GAVE US A QUOTE. THEY WILL HAVE A SMALL BUCKET LOADER THAT THEY KEEP SOMEWHERE ON OUR PROPERTY TO HELP HANDLE THE TASK. WE WILL CHECK AND SEE WHERE BEST TO PLACE IT. WE PAY ON AVERAGE 18,000 A YEAR. WE'D BE PAYING THEM 3615.90 X 5 FOR THEIR WORK. WE WILL WITHHOLD 25% FROM THE FINAL PAYMENT, PENDING INSPECTION OF ANY DAMAGE THEY MAY CAUSE TO LANDSCAPING, ETC.

WE TALKED ABOUT THE NEED FOR VOLUNTEERS FOR OFFICES BEING VACATED ON THE BOARD. WE NEED A PRESIDENT, MAINTENANCE COORDINATOR, AND TREASURER.

RE NEXT YEARS BUDGET-WE FIGURED THAT THE AMOUNTS FOR 2014 WOULD WARRANT AN INCREASE IN HOA TO 230, IF A FEW UNITS DUE FOR POWERWASHING HOLD OFF TIL 2015. OTHERWISE, 235 WOULD BE THE PROJECTED FIGURE. THESE OPTIONS, INCLUDING ONE ADDING AN ADDITIONAL 30 MONTHLY IF A MANAGEMENT COMPANY IS HIRED. THESE 3 OPTIONS WILL BE PRESENTED AT THE ANNUAL MEETING, AND THE HOMEOWNERS WILL DECIDE.

WE NEED A NEW POWER WASHING COMPANY, AS THE OLD COMPANY IS NO LONGER DOING POWER WASHING.

THE GOAL IS TO ADD 15,000 TO RESERVES FOR 2014, ON BOARD WITH THE RESERVE STUDY NUMBERS.

RICH WILL SEND AN EMAIL WITH AGENDA AND PROXY INFO FOR OUR ANNUAL MEETING.

THE MEETING ADJOURNED AT 8:30

RESPECTFULLY SUBMITTED

MARY STEPANIAN
SECRETARY