
WINDEMERE COURT HOMEOWNERS ASSOCIATION
MINUTES
of the Regular Meeting of the Board of Directors held
May 22, 2012

The meeting began at 6:33pm. The following Board Members were present: Vincent Santoro (Chair) and Robert Maines. ceosd.net (ceosd) was represented by Alina "Niko" Goldner, Scott Crowder and Santina Sandoval. Others in attendance were: Cory Andser, Ira Molesko, Jeff Robles, Charles Cavanaugh, Margaret McCormack, and Juan Salinas.

OPEN FORUM: During the open forum non-board member owners expressed the following concerns:
Corey reported the door at the back of the Association is jammed. Margaret informed the Board that her daughter Philomena is interested in filling the vacant position on the Board. Charles expressed concerns regarding the worn out lines in the parking garage. He also reported that over the weekend the dog in unit 109 was bark nonstop. [OPEN]

The following three items passed as part of the Consent Agenda.

MINUTES of the MEETING held 03/20/12 were approved as submitted.
[MINS]

FINANCIAL STATEMENTS for the period ending 04/30/12 were accepted as submitted. [FINS]

NEXT MEETING DATE was confirmed for Monday July 17, 2012 at 6:30pm in the ceosd conference room. [BDMT]

The prior three items were passed unanimously as part of the Consent Agenda on a motion by Vince.

RESERVE STUDY: In a motion by Vincent the reserve study was unanimously approved. [RESV]

2012 ANNUAL TERMITE INSPECTION: Board unanimously decided not to use Payne Pest for Annual Termite Inspection. Will begin to look for other bids. [6998]

COMPLETE POWERWASH of PROPERTY: The Board would like to have the whole property powerwashed. Management to start requesting bids. [7017]

COURTYARD FURNITURE REPLACEMENT: The Board unanimously agreed to have the courtyard patio furniture removed. Would like homeowner input regarding what should replace the furniture. [7013]

BUILDING UPGRADES: The Board decided the first priority in upgrading the building is having the trim in the front of the building painted. [6992]

TURN TRASH ROOM to BIKE ROOM: Robert expressed that there is not enough room at the property to store bikes. Board unanimously approved to have the old trash room converted to a bike room. Management to verify the door is working properly and begin requesting bids to have hooks installed to hang the bikes.
[7016]

The meeting adjourned at 7:15pm.


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Approved by