

Windgate Village Condominium Association

May 2, 2017

Meeting called to order at 6:36PM.

Board members in attendance: Jennifer Armstrong, Suzanne Frank, Cherie Kipp, Denise Gagliardo, Emily Irwin and CPS representative Arnold Barzak

**New Board Member:** Jennifer voted to make Denise VP – seconded by Suzanne

**Approval of Meeting Minutes:** Cherie made a motion to approve the meeting minutes from 2/22/2017. Jennifer seconded the motion. The motion carried unanimously.

**Financials:**

Report: Jennifer made a motion to approve the financial statements. Denise seconded the motion. The motion carried unanimously.

**Delinquency:**

Board reviewed the delinquency report.

Board reviewed the attorney report.

**Manager's Report:**

Arnold Barzak gave the manager's report. The next board meeting is scheduled for August 8, 2017.

**Old Business:**

Amendments: Board to review proposed amendments and provide comments via email.

Storm Door Variances: No variance will be imposed at this time.

**New Business:**

Concrete: Jennifer made a motion to approve A-1 as the concrete leveler and Dura-Seal to remove/replace concrete. Cherie seconded the motion. The motion carried unanimously.

Landscaping: Will move ahead with brush and tree removal; seeding and brush removal along Chambers fence line. Jennifer to bring together landscaping committee to review juniper removal near entrance and entry sign landscaping.

Painting: Arnold to submit formal quote for painting trim, etc. for board review.

Playground: Arnold will check on insurance coverage for liability and price wood/rubber mulch. Emily will confirm installation methods.

Bike Rack: Will identify appropriate and screened area to install bike rack.

Management Company: The board voted unanimously to approve CPS as the property management company for another year.

**Guests:**

Clara Ireland (Kings Ct) concerned over dog leads left on sidewalks as a tripping hazard. Also concerned over awareness of residents about who to contact in emergencies (e.g. plumbing, boilers).

Karen Pontones (Northwest Blvd) would like to see maintenance records; questions about parking, landscaping committees. Would like tree near 1815A Northwest Blvd pruned.

**Adjournment:**

Meeting adjourned at 8:27pm.