

Windgate Village

CONDOMINIUM ASSOCIATION BOARD MEETING
OCTOBER 9, 2019 | 6:30 PM | BOARD MEMBER'S HOME

REGULAR MINUTES

1. **Called to order by Cheryl Cochran at 6:32 PM.**
2. **Quorum:** Members in attendance are Cheryl Cochran, Karilyn Lacher, Christina Povenmire. Nataleigh Dillon represented CPS.
3. **Committee Updates:**
 - a. Parking Committee- none
 - b. Landscaping Committee discussion -not active yet
 - c. New Owner Boiler Instruction Class Committee discussion- not active yet
4. **Minutes:** Motion to approve minutes from July 8, 2019 Regular meeting made by Cheryl. Karilyn seconded. Motion carried.
5. **Old Business**
 - a. Guidelines for patio & decks revisited. Everyone will bring ideas for revisions to handbook to the December meeting.
 - b. Grill discussion –Put grill safety and fire pits prohibited in next newsletter.
 - i. Handbook update should be done (10 feet is the fire code)
 - ii. Banning of grills discussion. Board revised wording for handbook and will require a waiver for a grill with automatic \$100 fine if caught breaking rules.
 - c. Amendment discussion- 5 proposed amendments. Additional revisions made to the draft. Sending off to the attorney to revise before approval.
 - d. Additional recycling totes (\$8 per month each) revisited. Contact Local waste to add 2 trash and 2 recycling to the Kings ct. alley and 1 trash to the area behind the playground. Per the Board send an eblast regarding trash and proper removal, bag trash!
 - e. 1831 Northwest Blvd. Fire Update (1 certificate of completion still not received, waiting on final check from insurance company to pay final invoice to Thompson)
 - f. Owner communication improvement plan revisited:
 - i. Summer newsletter was not finalized, Send a Fall newsletter. Cheryl will send in items by 10/31/19 to send a early November Fall newsletter.
 - ii. Continue emailing the approved minutes after each meeting.
 - g. Chambers Rd. fence & other fencing overgrowth project update- clearing by Hickman

- h. Gable Vent replacements (\$2800) did not proceed with bid. Attempted 2 others, no success yet. Will circle back to original company and see if they can do it in Spring of 2020.

6. New Business

- a. 2020 Budget reviewed. Motion to increase the dues by \$15,000 par value to cover the deficit due to insurance and legal increases made by Cheryl. Christina seconded. Motion carried.
- b. Motion to approve 1775 NW Ct. -Unit letters installed on the sides of building made by Cheryl. Karilyn seconded. Motion carried.
- c. Motion to approve cone boxwood at 1773 Kings Ct, unit C where large tree is being removed and at 1838 Northwest Ct., unit D at the empty space by Cheryl. Karilyn seconded. Motion carried.
- d. EMA: 1849 Northwest Ct, unit C- patio pavers installation
- e. EMA: 1776 Kings Ct, unit E- front railing installation
- f. EMA: 1789 Kings Ct., unit F- landscaping installation
- g. Restricting parking – Kaman's response

7. Annual Calendar

- a. Next Meeting: December 2019 (annual meeting preparation)
 - i. Items to remember for power point: Iron Fireman comparison, Attorney costs imposed by owners, How the Board works, CPS role.

8. Adjourn