

Whiskey Creek Condo Association Board Meeting

July 20th 2011 via GoTo Meeting

Members present:

Kevin Bishop, Tim Snyder, Jim Krupinski, Jeff Armstrong, Chuck Colpitts, Melissa Reister, Terry Webster

Kevin Bishop called the meeting to order at 9:02

Minutes Approval:

The minutes from the July 13th board meeting were approved as read.

Treasury Report:

Kathy Weil sending out a check for \$385
Treasury report was approved from 07/13

Condo Building Locks:

We are currently at \$990 with FOB's yet to purchase. Kevin will investigate purchasing 100 FOB's in the \$4 price range.

Tree Trimming:

The plan is to rent a bucket lift in the \$250 price range, perhaps a half day rental. Kevin and Terry will work this out this Monday or next.

Maintenance Report:

The plan is to meet at 8 AM and tackle the playscape project. Notice has been on the website asking for volunteers.

Pond Report:

The non-returned ballot issue that Don Folley questioned has still not been resolved. Tim stated that he read this information somewhere but cannot locate the documentation to support his case. We need this information before we can proceed with this ballot. If non-responders are to be counted, we will have to place this verbiage on the ballots. Much discussion followed on whether or not to add this verbiage to the ballot. The board understands that this information is setting precedence as we go forward and we will need to understand how to handle this issue. Since no factual data was presented to support a case one way or the other; Tim motioned to have our attorney provide us with direction on this topic. The motioned was unanimously approved. Tim will draft a letter to the attorney. Kevin motioned based on the attorney's direction we will precede with the attorney's direction. Tim will draft a ballot and get it out to the membership. The ballot will contain the attorney's findings for clarification for the membership. If the timing

is not good for the August meeting, we will need to hold a special meeting on or near Labor Day to select ballot counting committee count the votes.

Bath House:

Much discussion took place on the state of the budget. The board feels that the electrical repairs and the locks were purchased out of necessity and that these purchases were not budgeted for. Tim motioned to cover any overage in the bath house budget from the 10% reserve providing the reserve is sufficient to cover the overage. If the reserve is not sufficient, the 103 members will be assessed for the overage not covered.

Member harassment:

Discussion was presented about members coming to board members units and voicing their complaints and frustrations in an inappropriate manner. The consensus is that if a member handles themselves in a mature and appropriate manner, we will be happy to help in any way we can. We all understand we are doing all we can to move this organization forward and that we do not deserve to be treated in a disrespectful manner by members. We all go to the creek to get away from our everyday lives and abusive behavior will not be tolerated. We will not have discussions with disrespectful members.

Member complaints:

4 Complaints have been raised in regards to lot 26, Dennis Nichols. Possibilities are issue citations, or place liens. Kevin suggested that we go ahead and start the lien process. This reported that from some previous board minutes dated Aug 20th 2006, members delinquent 2 years was the bench mark for placing liens. It was stated that the 2 year time frame was set by a previous board and that this board could change the time frame of when we place the liens. Topic is being tabled until the Aug. 3rd meeting

Tim reported that in May 29 2010 late payments were \$25 and to date we have only assessed \$10 to the members that are delinquent. Jim will begin to add the \$15 late fee assessment but not applying the late fee to those members that are making an effort to catch up on their dues.

Tim suggested that all board members read the history of our meeting minutes. All agreed.

Next board meeting Aug. 3rd @ 9 PM via Go To Meeting

Meeting adjourned at 10:15

Respectfully submitted

Timothy R Snyder

Recording Secretary W.C.C.A.