

# Whiskey Creek Condo Association Board Meeting

## August 3rd 2011 via GoTo Meeting

### Members present:

Kevin Bishop, Tim Snyder, Jim Krupinski, Chuck Colpitts, Terry Webster

### Members not present:

Jeff Armstrong, Melissa Riester

Kevin Bishop called the meeting to order at 9:00

### Minutes Approval:

The minutes from the July 20th board meeting were approved as read.

### Treasury Report:

Jim has sent out notices to members that have already had liens placed on their lots warning them of our intent to take them to small claims court if they do not make an attempt to bring their account current.

### Condo Building Locks:

Kevin found some Motorola FOB's on-line for \$1 each and we ordered 10 (minimum order) to see if they were compatible with our lock. The Motorola FOB are not compatible with our lock. After much research, Kevin was advised by the company that makes the Trilogy Lock to use the FOB that are suggested for our lock. Kevin ordered 100 FOB's from the vendor that provided the lock. Tim mentioned that these FOB's are a necessity to get control of the condo building. Tim reported that members are utilizing the building as a replacement for a bath house and not cleaning up after themselves. Issuing the FOB's will allow us the ability to track building usage. Tim also suggested that the membership will need to police the condo building and report any issues they find as the lock will place a time stamp every time a member accesses the building and reporting the issues will help to protect them and identify help identify the members responsible.

Kevin questioned whether or not lot owner under land contract is actually a member of this association. Kevin called the board to research the docs to gain a better understanding of this issue.

### Tree Trimming:

The plan is to rent a bucket lift Monday morning. Kevin and Terry will take care of this issue.

### Pond Report:

The non-returned ballot issue that Don Folley questioned has answered by our attorney. Tim received the response just prior to this meeting and has not had enough time to digest it's content. Tim will send the attorney's response to the board members and wait for their input before moving forward.

### Bath House:

Chuck presented his notice to the bath house district regarding the vacuum breakers. He will check with Melissa to see if we can order 50-70 as the box stores do not stock this quantity. It was decided that since we are so late in the season, we will extend the call to action deadline to opening of the water system in 2012.

Kevin reported that the sizing of the bath house septic system may not be an issue. Kevin needs to talk to Matt F., the septic and drain field inspector in Mason County to verify that his department is not governing the 103 lot limitation. Kevin will also follow up with the health department to be sure they are not limiting the bath house sizing. If these departments do not restrict the sizing, then we could put a vote to the membership to remove that restriction from our docs.

Tim mentioned putting gravel in front of the doors may impede the ability for a handicapped person accessing the bath house. Tim also offered an alternate solution to adding on to the building stating it would be less expensive to move some fixtures around inside the bath house to accommodate the handicap stalls. Tim will forward the proposal to the bath house committee.

There was much discussion about members doing maintenance and repairs on their own with out the approval of the board. An announcement will be made at the general membership meeting reminding the membership of our committees that are in place and we welcome our members involvement through our committees which seek board approval for modifications and repairs.

Tim motioned, due to health concerns regarding the mold that has been growing in the bath house, we install a ventilation system in the bath house. Chuck will get quotes for installing the vents.

### Member complaints:

Clyde Kelly made a request to the board to remove an action letter from our web site. Tim informed the board that he added the letters from Clyde which included the initial filling of the 2005 minutes, the affidavit that removed the filling and a letter of explanation to the membership to our web site. Tim also mentioned that he understands and feels for Clyde, however, the posting of these types of letters send a message to the entire association, and that is, if an action is taken against this association, the association will take action to protect itself. Jim also mentioned that he has been working to collect from members that have only paid the dues on one of their multiple lots and the reason behind partial payments was a derivative of the "informational" meetings that were held last winter. No motion was made to remove the letter.

Maintenance:

Kevin stated he has most of the material needed to repair the roof on the well house. This project will be scheduled in the near future.

Tim made a motion to install a screen door on the back entry door to the kitchen. This addition will provide comfort to the hard working members who prepare many meals for our enjoyment without the critters of the outdoors entering our meals. Kevin suggested an interior screen door would run approximately \$40 or so. The board approved. Kevin will investigate installing the door.

Member complaints:

Kevin Bishop requested permission to remove 3 live Beech and 2 dead Beech trees from lots 276 & 277 for developmental purposes. Variance granted.

Tim Snyder requested permission to do some leveling of some hill tops on lots 275 & 271 and removal of a somewhat live Maple tree, it is riddled by woodpeckers and perhaps a victim of a lightning strike where the entire top of the tree is gone. Variance granted.

Next board meeting Aug. 10th @ 9 PM via Go To Meeting

Meeting adjourned at 10:23

Respectfully submitted

*Timothy R Snyder*

Recording Secretary W.C.C.A.