

Whiskey Creek Condo Association Board Meeting

August 10th 2011

via GoTo Meeting

Members present:

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

Members not present:

All present

The meeting was called to order at 9:00 by Kevin.

Aug 3rd Meeting minutes approved.

Condo Lock:

We should have 40 FOB's by Friday. We'll meet at building to program them.

Tree trimming:

Terry and Kevin spent 6 hours trimming about 70 limbs. Some limbs need to be removed at the bath house however ropes are needed to guide limbs away from the bath house.

Ponds:

We will present the terms of the pond purchase vote at the membership meeting. The intent is to explain the impact of a "yes" vote to the membership, i.e. increased taxes, insurance and financing payments. Tim will add the "return by" date of Sept. 31st notation to the ballot as well as member voting weight (number of votes). Tim will include the notice to install vacuum breakers on the hose bibs to the bath house district.

Bath house:

Kevin still needs to make contact with Matt. Issue will be tabled for next meeting.

Chuck is waiting for quotes. Mike from Premiere has seen the bath house and will be submitting his quote.

Melissa has a source to provide quantities of the vacuum breakers for \$2.86 plus tax. We will wait until the spring to see how many are needed before we order them.

Land contracts:

Kevin led the discussion stating; per the bylaws, the "owner" of the property is the "member" of the association. In a land contract, the purchaser does not hold the deed to the property and

therefore is not a member of the association. No arguments to the contrary. Also per our bylaws, we need to get the notice of ownership transfer of the unit. Kevin will request the transfer notice from Helen and Gary.

Melissa suggested that we add a motion for the GM meeting requesting to make the condo building a “non smoking” facility.

Member complaints:

Late night, after hour’s disturbances; Discussion took place on the need to institute “quite time” hours. No action taken at this time. Instead we will confront the member who the complaint is against and ask them to be respectful of the other members pointing out our bylaws, Section 4 item (d). Where it talks about nuisances. When a member needs to be confronted, we will not do it alone. At least two members need to be present when confronting our members. Tim pointed out page 20, Section 6 item “C”, which basically says because the board has not enforced something in the past does not prohibit the board from enforcing in the future.

Logo:

Kevin will post all of the options and will ask the membership to pick 3 options for consideration.

Member variance:

Terry Webster would like to build an enclosed porch, 8x32, on the front of his park model. Terry has obtained the necessary permit from the county. The board has approved.

Tim Snyder has asked for approval to remove some trees where he will move his trailer and possibly future home. The board approved the tree removal.

Meeting adjourned at 10:22

Next board meeting Aug. 17th @ 9 PM via Go To Meeting

Meeting adjourned at 10:23

Respectfully submitted

Timothy R Snyder

Recording Secretary W.C.C.A.