

WILLOWRIDGE TOWNHOME CONDOMINIUM ASSOCIATION
BOARD MEETING MINUTES
MAY 11, 2010

I. **ESTABLISH A QUORUM** – A quorum was established.

Cynthia L. Wozniak-Behrens
Jerry Jurinsky
Marty Gebers
Henry Martinez
Bruce Varnon

Janelle Maninger, Westwind Management Group, Inc.

Cynthia called the meeting to order at 8:00 a.m.

II. **DISCLOSURE OF CONFLICT OF INTEREST** – None

III. **DISCLOSURE OF CONFLICT OF INTEREST BY BOARD MEMBER AS IMPARTIAL DECISION MAKERS** – None

IV. **HOMEOWNERS AND GUESTS, IF ANY, TO ADDRESS THE BOARD**

A. **Homeowners Present to Address the Board** – None

B. **2179 S. Scranton Way, Fence Request** – The Board reviewed the request to install a temporary wrought iron fence at 2179 S. Scranton Way. On a motion duly made, seconded and unanimously carried, the Board approved the request.

V. **MINUTES**

A. **March 9, 2010 Board Meeting Minutes** – On a motion duly made, seconded and unanimously carried, it was resolved to approve the Board Meeting Minutes of March 9, 2010, as presented.

VI. **UNFINISHED BUSINESS**

A. **Management Action Items** – Janelle Maninger with Westwind Management reviewed the management action items with the Board of Managers.

VII. **NEW BUSINESS**

A. **Landscape Proposals from Marcan** – The Board reviewed the proposals. On a motion duly made, seconded and unanimously carried, the Board approved the proposals for a total of \$400.00. \$320.00 is to refresh rock around the entire community and \$80.00 is to re-dress the area near 2178 S. Scranton Way.

B. **Street Sweeping Proposal** – The Board reviewed the proposals. On a motion duly made, seconded and unanimously carried, the Board approved K&J's proposal in the amount of \$435.00.

C. **Policy & Procedure for Reasonable Accommodation Request** – The Board reviewed the request presented. On a motion duly made, seconded and unanimously carried, the Board approved the policy.

D. **Painting Proposal and Analysis** – The Board reviewed the proposals provided. On a motion duly made, seconded and unanimously carried, the Board approved Executive Coatings proposal in the amount of \$12,500.00.

VIII. **FINANCIAL REVIEW**

A. **March 31, 2010 Financial Statement** – The Board of Managers carefully reviewed the March 31, 2010 Financial Statement and Cash Disbursements. After discussion, on a motion duly made, seconded and unanimously carried the Board approved March 31, 2010 Financial Statement and Cash Disbursements, subject to final audit.

B. **April 30, 2010 Financial Statement** - The Board of Managers carefully reviewed

the April 30, 2010 Financial Statement and Cash Disbursements. After discussion, on a motion duly made, seconded and unanimously carried the Board approved April 30, 2010 Financial Statement and Cash Disbursements, subject to final audit.

- IX. EXECUTIVE SESSION** - On a motion duly made, seconded and unanimously carried, the Board entered into executive session to review delinquencies, and collection matters. There were no unanswered questions.
- X. ADJOURNMENT**- There was no further business to discuss. On a motion duly made, seconded and unanimously carried, it was resolved to adjourn meeting at 9:17 a.m.

These minutes have been board approved and the original with original signature(s) is retained in the office of Westwind Management Group, Inc.

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