

Waggoner Park
Board of Directors Meeting
August 18, 2015

6:45pm

1. Called to order at 6:45pm by President Mary Franklin. Present were Mary Franklin, Tim Adams, Paul Elswick, Kimberly Lee, Mike Shaffer, and Laura Neidig.
2. RCI Concrete Update / Concerns – Nick and Rich 6:45pm – 7:51pm
 - Covered resident complaints and concerns about concrete.
 - Rezod employees need to be identifiable when onsite; suggested clearly marked vehicles; Rezod has company apparel employees should be wearing.
3. Approval of July Meeting Minutes – 7:51pm – 7:52pm
 - Mary moves to approve minutes with minor corrections; Kim 2nd; passed by acclamation.
4. Approval of July Financials – 7:52pm – 8:01pm
 - Robin to investigate key fob shut off for certain delinquent owners; Tim moves to accept; Mary 2nd; passed by acclamation.
5. Old Business – 8:01pm – 8:00pm
 - a. Vote on position of Board Secretary – Mary nominates Paul; Tim 2nd; passed by acclamation.
 - b. Loan – Term Sheet – tabled until next month.
 - c. NEP – Update – Options and capital infrastructure discussed. Further progress toward resolution next year.
 - d. Clubhouse Renovations Update
 - Mary moves to replace the gutters on Clubhouse III and to accept American Vinyl bid for work; Mike 2nd; passed by acclamation.
 - e. Tyvek vs. Flashing – Need to vote on following units – Discussed flashing strategy.
 - i. 327 Pristine Path – unit is selling and closing
Tim moves to proceed with American vinyl; Kim 2nd; passed by acclamation.
 - ii. 144Preswicke Mill
Mary moves to proceed with American vinyl; Kim 2nd; passed by acclamation.
 - iii. 8229CR
This unit has stonework. This complicates the repair process.
We need to check behind the stone to see if there is current damage prior to further work. Kim moves to accept American Vinyl bid for repairs; Tim 2nd; passed by acclamation.
 - iv. 239OX
Kim moves to accept American Vinyl bid for repairs; Mary 2nd; passed by acclamation.
 - v. 8188WY
Kim moves to accept American Vinyl bid for repairs; Mary 2nd; passed by acclamation.
 - vi. 348PP and 8216SM – already in contract with Roth
Get quote from American vinyl for this work.
 - f. Asphalt Bids
Look at this project for next year's budget.
 - g. Bulk Pad Gate Bid – Tabled until next month.
 - h. Landscaping Proposal – Tree Care
Kim moves to accept each of the various bids; Tim 2nd; passed by acclamation.
 - i. Landscaping Proposal – Irrigation
Add to next year's budget wish list
 - j. Any other Old Business

6. New Business – 8:59pm – 9:19pm

- a. 2016 Budget Wish List
 - i. Landscaping Proposal – Irrigation
 - ii. Asphalt
- b. Rental Hardship Request
Kim moves to grant hardship request for one year provided the unit is set for sale; Mary 2nd; passed by acclamation.
- c. Clubhouse Agreement
Occupant needs to be changed to owner.
Add to rental agreement that clubhouse is not available on holidays.
Add to rental agreement that whole deposit will be withheld in event of damages or mess left behind and a hearing before board can be granted.
Mary moves to approve these corrections/additions; Tim 2nd; passed by acclamation.
- d. New gutters and downspouts for Clubhouse
- e. Power Washing – getting bids.
- f. Irrigation bid tabled until next budget.
- g. Windows Upgrade to Include Desktop Remote
Laura will send Paul the Koorsen Security Company contact information.
- h. Centralized Cable
We will have representative come to future meeting to provide further information.
- i. Laura will get quote from electrician so we can transition to LED lighting and set light switches so that residents cannot turn lights off.
- j. Laura will get quote on adding master keyed lock to Phase I fitness center.
- k. Deck at 239 Oxford Oak – quote for deck repair.
Kim moves to approve; Paul 2nd; passed by acclamation.
- l. Bid for Realigning gutters
Kim moves to approve; Tim 2nd; passed by acclamation.

7. Adjournment – 9:19pm