

**WUOA Board Meeting
Via Conference Call
Monday, May 17, 2010
3:00 PM**

Present:

Laurie Pate
Mary Cox
Debbie Corcoran

In the absence of the president, Mary Cox, vice-president, conducted the meeting, calling it to order at 3:07 PM, and a quorum was established.

The minutes from the Executive Board meeting held on April 14, 2010 were approved.

Vote: Yes Unanimous

Membership Meeting Date

Discussion/Decision: An owner had requested that the membership meeting date be changed because it will be the same weekend as Father's Day. After a discussion, it was decided to leave it as is.

Insurance: Crime Non-Renewal

Discussion/Decision: Mary communicated with Pam McMillion of Allegheny Insurance, who will get back in touch with us when she finds another company that will issue the policy.

Finances

Discussion/Decision: An updated P&L was discussed, as well as a list of expected expenditures. We should be able to fund the items budgeted for the 2010 year. The main expenses remaining this fiscal year are as follows: replacing two more columns, doing repair items on the engineer's report, refunding owners for plumbing repairs, and paying a property manager. Mary will get the bookkeeper to prepare a breakdown of money spent on last year's budgeted items, which will be used in preparing the proposed budget for next year.

Planters, Tables, Grills

Discussion: This topic was tabled at the last meeting. Since the money situation looks acceptable, and the Board is concerned about the safety issue of having grills on the decks, the Board would like for Judy Hoops to submit prices and possible locations for tables and grills to be placed on the grounds for owners and guests. There were questions about having planters, so the tables and grills will be purchased first.

Motion: Made by Mary

Ask Judy to advise the Board on how many grills and tables are needed and where they should be located. She will send the prices, etc., to the Board, and upon their approval, she will order them and have them installed.

Vote: Yes Unanimous

Air Conditioning

Discussion/Decision: The policy adopted last year needs to be revised, since we know now that owners who want to add air conditioning to their units must get a permit from the county. After installation, the county will send an inspector to approve it. Laurie will re-write the policy and send it to owners. No non-Board-approved air conditioners will be allowed.

Repairs

A great deal has been accomplished this year. The bookkeeper will be asked to prepare a breakdown of costs of the repairs and improvements made during the past year, which will be given to owners at the membership meeting. The units in one stack in the D Building have had major work done on the plumbing, which will be discussed at the June 19 meeting. The work in D303, D203, and D103 will be explained. A list of websites containing relevant information (pros and cons) will be sent to owners before the meeting, so that they will be able to acquaint themselves with the problems involved. A majority vote by the membership will be needed to proceed with a major overhaul of the plumbing in the units.

WUOA Employees: Business Model, Job Descriptions

Discussion/Decision: Laurie had sent a job description for a property manager, which was accepted by the other Board members. It was decided that ads would be run in local newspapers, asking for resumes and letters of introduction as an initial screening for candidates who wish to apply.

Miscellaneous

Domain Name:

Laurie will email Richard Bland, reminding him to let the old domain name, winterhavencondos.com, expire. We placed a back-order on the name 1½ years ago. Thirty days after it expires, it will become the property of the Association.

Insurance Policy on Website:

A copy of the insurance policy (hopefully, a digital file) will be sent to Laurie Pate, secretary, who will upload it to the *Owners' Page* on the website.

New Executive Board Nominees:

The Board will send an email to all owners, requesting that anyone who wishes to run for the Executive Board send a paragraph or two to the secretary, briefly introducing themselves and telling what they would like to see the Board accomplish. It needs to be submitted by June 10, so it can be dispersed to the membership before the June meeting.

Restaurant in Lodge:

The restaurant was a welcome addition to the lodge last season, but what will be done in the future is unknown at this time.

The next meeting was scheduled for Tuesday, June 1st at 3PM. The meeting was adjourned at 5:18 PM.

Respectfully submitted,
Laurie Pate
Secretary, WUOA