

**WUOA Board Meeting  
Via Conference Call  
Saturday, Aug 14, 2010  
11:00 AM**

**Present:**

*Board Members*  
David Smith  
Charles Snell  
Michaux Merhout

*Managing Agent*  
Judy Hoops

David Smith, president, called the meeting to order at 11:02 AM, and a quorum was established.

*Managing Agent's Report (given in writing to Board members, discussed at meeting)*

Managing Agent Report  
Prepared by: Judy Hoops  
Report Date: Aug 13, 2010

Finance:

- Final Budget Draft is complete and has been sent to the Board for consideration.
- Monthly Financial Report has been submitted.
- Bank account signature authority has been switched from previous Board members to: Judy Hoops (Managing Agent), David Smith (President), Michaux Merhout (Treasurer)
- Talked with Winterplace (Aug 12) about whether or not Association will need to pay road maintenance fee since there is no restaurant or bar, but no decision has been made. The item has been budgeted for the upcoming fiscal year.

Maintenance & Repairs:

- Work is being performed on removing peeling paint and repainting the 1<sup>st</sup> floor on front of building. Expect to have the main problem areas on 1<sup>st</sup> floor completed by end of August.
- Gutter is not draining properly in back of building above E301 window. Problem reported for repair.
- Security system is not functioning properly in lodge (alarm does not alert Security Center when activated). Problem being reported for repair.
- Recommendation for the handling of repairs: A report will be submitted to the Board by Sept 15<sup>th</sup>.
- Termite Inspection: The pest control service we current use (Whitman's) offers a free termite inspection to its customers. An inspection will be scheduled before Oct 1.

Administrative:

- Pursuant to the Board's decision to terminate all employees at Winterhaven, termination notices were delivered to all employees with an effective termination date of Aug 20, 2010.
- Phone lines with Verizon will be terminated effective Sept 1. One line will be added to the current Suddenlink account, for a total of two lines for common condo usage. The phone line numbers are: 304-787-3202 (old main number) and 304-787-6270. The total cost for the two phone lines with Suddenlink, which includes the internet service to the condos, is \$157 per month, or \$1884 per year. The previous cost for phones and internet was about \$6600 per year, representing a savings of about \$4700 per year.
- Insurance:
  - Worker's Comp: Termination Request has been sent to insurance company to terminate worker's comp effective Sept 1, 2010 since the Association will no longer have employees after Aug 20, 2010.
  - Building/Liability/Umbrella/D&O/Fidelity Coverage: A quote has been requested from a different agency in the Snowshoe area. An estimate has been given for \$13,000 which has

been budgeted for this year. A final quote will be given after a site visit is performed by insurance representative.

Miscellaneous:

- Talked with Winterplace about the possibility of them operating some type of food service in the lodge. They are open to the idea and we meet soon to discuss further.

\*\*\*\*\* End of Managing Agent Report \*\*\*\*\*

**Budget**

The Managing Agent submitted a final budget draft for the Board's consideration along with other financial reports. At the end of the discussion of the budget, a motion was made by David Smith to accept the budget as presented by the Managing Agent. Motion seconded by Charles Snell. Motion approved unanimously. The Managing Agent will prepare a notification to the Membership containing the new budget along with other financial reports to be sent to the treasurer for review and then to the membership no later than Sept 1, 2010.

**Bylaws & Declaration**

David Smith, President, advised the Board members and Managing Agent that he believed our Bylaws & Declaration were outdated and not consistent with most other condominiums and as a result, has led to confusion and inconsistencies in the Association's ability to adhere to the Bylaws & Declaration. David emphasized the priority and importance of examining the issue of amending the Bylaws & Declaration so that the Board has a recommendation to present to the membership at the next annual meeting.

The meeting was adjourned at 11:38 AM.

Respectfully submitted,

Laurie Pate

Secretary, WUOA

(based on Managing Agent's Report and notes from meeting)