

**WHISPERING SANDS CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
FRIDAY, AUGUST 23, 2019 - 5:00 PM
CLUBHOUSE**

Board of directors present: David Chandler-Smith, Hank Sessa, Marc Guimont, Anne Marchant, Kathy Kienitz, Ed Miller, Dale Campbell.

Property Manager Ruth Bruns present.

Members present: Sheila and Jerry Hardy (36), Susan Thompson (33).

President David Chandler-Smith opened the meeting at 5:05 PM. He declared there is a quorum present.

Minutes of July 25, 2019 were approved as amended. The secretary will distribute amended minutes to the Board. Passed unanimously.

Sheila Hardy requested permission to remove the architectural, non structural, timber trellis from the back deck of their unit (36). They eventually may want to erect a screen house.

Kathy Kienitz moved and Ed Miller seconded that all members of Whispering Sands Condominium Association be asked their opinion regarding the request to remove the timber trellis from the back deck of unit 36. An email drafted by Kathy Kienitz will be send to all the members.
Passed unanimously.

Susan Thompson asked if the carpets in the center of building G had been cleaned to remove smoke odor. David Chandler-Smith responded that the carpets had been cleaned by Eastern Carpet after the smoking occupant had moved. If all the interior owners agree then the interior carpet can be replaced at the cost of the four interior owners.

Financial report: Treasurer Ed Miller reported that we are in the first month of our fiscal year. At this time the budget looks very good. The report was accepted by the Board.

Manager's report: Ruth Bruns distributed her monthly manager's report. The Board accepted the report.

President's report: President David Chandler-Smith had no comments at this time.

Hank Sessa moved and Anne Marchant seconded:that all interior light switches, except for the office, be replaced by motion sensor switches.

Passed unanimously.

The gates of the dumpster corral are in poor shape. Property Manager Ruth Bruns solicited contractor proposals to repair the corral. Three proposals were received:

1. Replace the hinges on the existing gate. \$595
2. Replace the gates and hardware. \$2,150
3. Replace the entire corral. \$4,145

David Chandler-Smith called for a vote. Four Board members were in favor of replacing the gates and hardware. Two Board members, Kienitz and Guimont, were in favor of replacing the entire corral. David Chandler-Smith abstained.

Proposal 2 will be implemented.

Dryer vent cleaning will be scheduled for every other year. Individual owners will be billed for each cleaning based upon the average unit cost. Ruth Bruns will draft a notice to all Association members. The notice will also be posted on our website. Access to each unit will be required to perform this work.

This process was unanimously approved.

A request for proposals for landscape design was reviewed. It was agreed that David Chandler-Smith and Ruth Bruns will draft a notice to all of our membership requesting review and comments. This was approved by all except Marc Guimont who abstained as he had drafted the proposal.

Hank Sessa asked about the process of acquiring new pool furniture. Kathy Kienitz was able to obtain the furniture for a cost of \$14.00 per chair. The Board approved this acquisition with thanks to Kathy. She will be reimbursed her costs. Approved by all, Kathy Kienitz abstained.

Hank Sessa moved and Anne Marchant seconded, that window replacements be done by contiguous clusters, i.e. contiguous windows must be replaced at the same time. Shingle replacements must be red cedar.

The motion was tabled to the September Board meeting.

Board meeting agendas are posted on the Association website and on the clubhouse bulletin board. Additionally, agenda will be emailed to members that have provided an email address.

The next Board meeting will be September 26, 2019 at 5:00 PM in the clubhouse.

Respectfully submitted,
Marc Guimont, Secretary