

**WINCHESTER PLACE CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING**

**Minutes – August 19, 2021**

**\*\*This meeting was conducted via teleconference with dial-in information provided to residents if they wish to participate.\*\***

**Call to Order**

The Board of Directors Meeting was called to order by President Judi Brooks at 7:01 PM.

**Roll Call**

Judi Brooks, Leath (Sissy) Claeson, Barb Mueller, John (Jack) Pults, and Catherine Welzenbach were present. Cindy Nelson attended representing Advocate Property Management.

**Homeowner's Forum**

Residents were asked to submit any questions or concerns via email prior to meeting. No questions/concerns were submitted.

**Approval of Minutes**

**Motion:** Judi Brooks moved to approve the minutes from the June 17, 2021 Board of Directors Meeting. Sissy Claeson seconded the motion. **Vote** —All in favor. The motion carried.

**Motion:** Judi Brooks moved to approve the minutes from the July 22, 2021 Board of Directors Meeting. Sissy Claeson seconded the motion. **Vote** —All in favor. The motion carried.

**Old Business**

None at this time

**New Business**

**Motion:** Sissy Claeson moved to approve Architectural Application requests from residence at 2256 Petworth Court, 101B; 2201 Worthing Drive, Unit 102A; and 94 Midhurst, Unit 202D. Barb Mueller seconded the motion. **Vote**—All in favor. The motion carried.

**Motion:** Judi Brooks moved that Violation #1's request will not be accepted. Barb Mueller seconded the motion. **Vote**—All in favor. The motion carried.

**Motion:** Cathy Welzenbach moved to raise the cost of clubhouse rental to \$100.00. Jack Pults seconded the motion. **Vote**—All in favor. The motion carried.

**Motion:** Sissy Claeson moved to approve Estimate #1474 from Ranger Exteriors for interior repairs at 2203 Worthing Drive in the amount of \$4,496.80. Barb Mueller seconded the motion. **Vote**—All in favor. The motion carried.

**Motion:** Sissy Claeson moved to approve Estimate #1487 from Ranger Exteriors for interior repairs at 2327 Worthing Drive in the amount of \$3,680.00. Jack Pults seconded the motion. **Vote**—All in favor. The motion carried.

**Motion:** Jack Pults moved to approve Estimate #8687 from Patrick Murphy Plumbing and Sewer for descaling the lines at 2327 Worthing Drive, 102B in the amount of \$2,150.00. Sissy Claeson seconded the motion. **Vote**—All in favor. The motion carried.

**Motion:** Judi Brooks moved to approve Estimate #8725 from Patrick Murphy Plumbing and Sewer for repairs on outside line at 2327 Worthing Drive in the amount of \$4,795.00. Cathy Welzenbach seconded the motion. **Vote**—All in favor. The motion carried.

**Motion:** Judi Brooks moved to approve cleaning contract of the site from Attention to Detail beginning January 1, 2022 until December 31, 2023. Sissy Claeson seconded the motion. **Vote**—All in favor. The motion carried.

## **Motion to Adjourn**

**Motion:** Sissy Claeson moved for adjournment to Executive Session at 8:33 p.m. Barb Mueller seconded the motion. **Vote** – All in favor. The motion carried.

**Motion:** Sissy Claeson moved to go back to Regular Session at 8:56 p.m.. Jack Pults seconded the motion. **Vote** —All in favor. The motion carried.

**Motion:** Judi Brooks moved to approve Property #35724917 proceed to collection through our attorney. Sissy Claeson seconded the motion. **Vote**—All in favor. The motion carried.

**Motion:** Judi Brooks moved for adjournment of meeting at 9:00 p.m. Sissy Claeson seconded the motion. **Vote** —All in favor. The motion carried.