

**WOOD CREEK CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
June 17 2010**

DIRECTORS PRESENT: Donna Hayley (by Phone)
Robert Harrison (by phone)

MANAGEMENT COMPANY: Bill Babbitt
Toni Wilson
Eli Haine

Quorum was established with two board members present.

Call to Order: 2:33 PM MST.

Purpose for meeting: To discuss wireless internet bids and to update the board on the Morgan foreclosure and the vacant board position.

Motion: by Donna to approve the June 4, 2010 meeting minutes. Eli stated that he would like the minutes to reflect that he was at the meeting and that he adamantly disagrees with the decision made by the board to move chimney cleaning from a yearly schedule to a three year schedule. Management will make the additions to the minutes.

Seconded by Robert

Unanimous Board Approved

Morgan Foreclosure Update

Bill Babbitt reported to the board that the law firm representing the HOA should receive the check for \$17,560.00 today and it should be deposited into the HOA account by next week.

NEW BUSINESS

Wireless Internet Bids

Management has received four wireless internet bids for the HOA.

Wireless Internet Bids Overview

1. Electronic Solutions Bid dated 05/28/10
 - a. This bid includes 29 Wi-Fi transmitters, and will provide a strong wireless signal in each unit, and the lobby.
 - b. Additional transmitters can be installed to cover the conference room, and the hot tub area, at an additional charge (approx \$400).
 - c. The total cost for this installation is \$9,199.

2. Electronic Solutions bid dated 06/14/10.
 - a. This bid is a modification of their bid dated 05/28/10, and reduces the number of Wi-Fi transmitters in the building from 29 to 12.
 - b. This system can be added onto if additional Wi-Fi transmitters are necessary.
 - c. The contractor has included a disclaimer that full coverage is not guaranteed with the reduction in Wi-Fi transmitters.
 - d. The total cost for this installation is \$4,685.

3. Roomlinx Bid #1, dated 06/04/10
 - a. This bid includes 5 outdoor Wi-Fi transmitters, strategically located to provide wireless coverage through out the complex.
 - b. This is the same company that installed the system currently in place.
 - c. A three year monthly service agreement is required at an additional cost of about \$100 per month.
 - d. The total cost for this installation is \$10,210.

4. Roomlinx Bid #2, dated 06/04/10
 - a. This bid includes 10 outdoor Wi-Fi transmitters, located throughout the exterior of the building to provide a strong signal everywhere.
 - b. This is the same company that installed the system currently in place.
 - c. A three year monthly service agreement is required at an additional cost of about \$100 per month.
 - d. The total cost for this installation is \$17,198.

Summary and Recommendation:

We recommend option number 1 above from Electronic Solutions in the amount of \$9199, as we feel this would provide the strongest and most reliable system for all Wi-Fi users at the complex. We would also recommend the additional equipment for the conference room and hot tub deck area, for the additional \$400. There is no mandatory service contract required, and it is a very straight forward installation. Additionally, Electronic Solutions is a locally owned and operated company, which we feel will be able to provide the best and most reliable service when necessary.

After some discussion the board asked Bill to collect information on the terms and conditions, what the life expectancy of the equipment is, why the use of phone lines vs. cable and what the estimated timeline for installation is. Bill will e-mail his findings to the board.

Vacant Board Position

Bill noted that James Guzzi has submitted his application to serve on the board of directors. The board decided to leave the vacant position left by Charles Kelly open till the annual HOA meeting that is scheduled for July 7, 2010. There will be two positions

opened for election this year. Donna then stated that if a board member is in arrears that ethically they should resign their position immediately. This was the consensus of all who participated in the meeting.

Elevator

Donna asked Eli to report his findings on this subject. Eli and Robert will meet to organize the information they have both collected.

Next Meeting Date: July 7, 2010 following the annual HOA meeting.

Adjournment

The meeting was adjourned at 3:16 PM

Respectfully Submitted By

Approved By

Antoinette Wilson
CBMR Properties Owner Liaison

Donny Hayley
Secretary