

WINDSOR OAKS BOARD OF DIRECTORS MEETING FEBRUARY 9, 2021

ATTENDEES: Wanda Moen, Thomas Anderson, Mike Ferry, Jerry Schlaff, Charles Talley & Nicole DeRiso
January 2021 minutes were unanimously approved.

TREASURER'S REPORT: December 31, 2020

Account Receivables:	3,615.88
Operating Account:	126,596.10
Money Market:	186,575.51
Prepaid Expenses	2,765.00
EJ-CDs	300,000.51
Total Assets:	619,553.00
Total Liability:	<u>29,278.91</u>
Net Worth:	590,274.09

Mecklenburg County Water will take another three weeks for the review.

Cedar Management is checking banks with high interest rates for CDs.

Cedar Management will mail notice for March 16 HOA meeting which will be conducted via Zoom because of COVID19 restrictions. Homeowners without computers will be able to call in to participate in the meeting. Cedar Management will also send ballots by mail and the ballots must be returned by the date specified.

The Board met with the Waste Management Company- they advised us that they had some issues with their employees and the line of communication and cooperation should improve from this point on. Homeowners should contact Cedar Management should they have problems with any of our vendors—do not call the vendors.

Reserve Advisory Board contacted Jerry and the Board decided to notify Reserve to contact us in two years for a potential review. It is recommended that a review be conducted every five years.

Report on Committees:

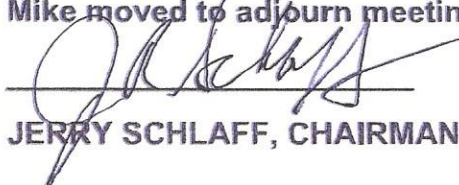
AMC Committee –Seal all cracks in road in 2022. Relace gutters with six-inch ones will help water flow. Estimated cost to replace gutters \$65,000.00 per year over 4 years. Fences are still being repaired and eventually will be replaced. Dryer Vent inspection in April.

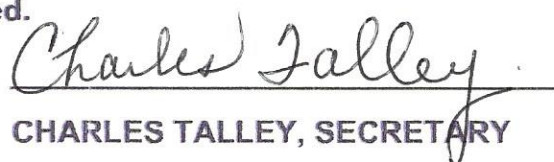
Landscape Committee – Maple trees will be trimmed before leaves appear in the Spring.

Pool and Clubhouse Committee – Repairing the leak in the ceiling of clubhouse.

Next Board Meeting Tuesday, March 9 at 2 PM.

Mike moved to adjourn meeting and Tom seconded.


JERRY SCHLAFF, CHAIRMAN


CHARLES TALLEY, SECRETARY