

# WINDSOR OAKS

## ARCHITECTURAL & MANAGEMENT COMMITTEE

Minutes of March 08, 2021

Meeting called to order at 01:30 p.m. by Chairman.

Members present: Mike Ferry, Wanda Moen, Jerry Schlaff, Tomas Ramirez, Carol Brown-Absent

Minutes: There being no additions/corrections, the Minutes from the February 08, 2021 were approved unanimously.

The Chairman advised that he received a resignation notice from committee member Wanda Moen, effective March 15, 2021 for personal reasons. The Chair and all members want to thank Wanda for her many years of service on this committee and in this community. She will be missed.

### Old Business:

- Dryer Vent cleaning has been scheduled for weeks April 19 & 26, 2021. Additional information to be provided to owners during 1<sup>st</sup> week in April.
- Termite Inspections have been completed in most buildings. 3 Owners have complied with follow up notice. Remaining 11 owners will receive violation notices from Cedar.
- Committee members reviewed quotes for Asphalt replacement for future budget requirements and has delayed project for several years. Annual maintenance will continue.
- Committee members continue to review gutter replacement quotes for future budget requirements.
- Committee has approved American Fence & Supply as a community vendor to repair fences. They have completed all remaining fence repairs left from last year.
- Review of Maintenance Account expenditures for the month of January 2021 \$2,204.50 which consists of quarterly termite service of \$3044.50 and a credit for overpayment of invoice of \$840.00 for gutter repair. All expenditures were within budgeted amounts for 2021.

### New Business:

- Approved AMC Modification for replacement of Mail Box and Installation of new garage door at 8539 WRD.
- Committee members discussed 3 issues with retaining walls that are bulging as a result of draining issues:
  - The wall behind 8335 and 8819 building 22, is bulging due to water intrusion from the downspouts. Wall by both downspouts will be taken down, repairs

made and the downspouts extended down to ground level and through the base of the wall. Wall will be reassembled. Cost \$2612.00. Motion made by Mike and Seconded by Wanda – Motion approved.

- The above repair completed will now require the replacement of the existing 20ft French Drain at the bottom of wall to be rebuilt with drainage from both ends to lead to the detention pond. The cost of this rebuild of \$6968.00 is over committee approval therefore the committee approved unanimously to forward to Board for final approval.
- Walkway at 11939 LBC is at the bottom of a slope that is flooding whenever it rains. The downspout at the front entrance and by the A/C will be tied together and funneled toward the storm drain. This project is awaiting quotes.
- Issue at 8941 GOD was referred to the Board for resolution.
- Next meeting scheduled for April 12, 2021 @ 1:30 pm.

Respectfully Submitted,

Approved By,

J. R. SCHLAFF, SECRETARY

MIKE FERRY, CHAIRMAN