

Windsor Oaks Board of Directors Meeting June 15 2021

Attendees at the meeting: Charles Patterson, Mike Ferry, Tom Anderson, Jerry Schlaff, and Julie Thomley.

Jerry moved that the minutes from the May 11, 2021, Board Meeting be approved. Tom seconded. The minutes were approved.

Treasurer's Report: April 30, 2021

Accounts Receivable:	\$	4,328.41
Automatic Cash Handling:	\$	307.20
FCB Operating Account:	\$	85,833.01
FCB Money Market:	\$	270,999.90
Prepaid Expenses:	\$	2,765.00
E-J Cash Account:	\$	100,268.19
E-J CD 5847:	\$	99.86
E-J CD5847 – 9-10-21	\$	100,000.00
Due From Operating:	\$	3,028.00
E-J CD 5847 - 9-30-21	\$	<u>100,000.00</u>
Total Assets:	\$	667,629.57
Total Liabilities:	\$	<u>23,837.99</u>
NET WORTH:	\$	643,791.58

Old Business:

1. Charlie received an email from the Chief Engineer of the new road project, who told him the City Council had approved the contract. The surveying will start this summer. The organizers plan to have a meeting of neighbors and/or neighborhood boards to answer questions and explain the plans for the road. The building of the road will likely start in late Fall or early Spring.
2. The Board Members discussed our concern that more corporations are buying homes in the Charlotte area and then using them as rentals. The Board will continue to monitor this situation. At this time, we have the maximum number of rentals and also have a waiting list.
3. It was recommended that the Pool Regulations be reiterated in the JUNE Board News.
4. The VINE, the new Cedar Management portal, has information available to every homeowner regarding their account, payments, and other community news. The Board discussed having 4 Informational Meetings, during which residents could learn how to log into and use the new portal.

5. Tom presented the April Financial Report. It was determined that the Borer Spray treatment had been paid twice. After some investigation, it was learned that Borer Spray treatments come in sets of 3, about 45 days apart. We paid for one treatment in April and another in June. The last Borer Spray should come sometime in July.

New Business

Architectural Management Committee

1. Five buildings had their water shut off valves replaced. More to be done in the future.
2. The brick wall damaged by a Waste Pro truck was repaired. Waste Pro will pay for the damage.

Landscape Committee

1. The Board discussed replacing shrubs at each unit when shrubs die or need to be taken out. The Landscape Committee has in its R&R's a list of the approved replacement shrubs.
2. Schneider Tree described an inventory that can be done on all the trees in Windsor Oaks. Photographs and a history of each tree can be done, which can be viewed digitally. Potentially, we would be able to determine each year which trees need to be trimmed or treated and those that do not. It might be a savings for our budget to only attend to the trees that need it.
3. Junipers are dying on the berm behind 8364. The Landscape Committee is working with US Lawns to determine which shrubs would be most appropriate for the area.
4. The Irrigation System is working in the community. The Committee is waiting for a quote on 7 new clocks that need to be installed.
5. A dead tree at 8425 WRD will be removed by Schneider Tree on Thursday, July 1st. Neighbors are being contacted to move their cars during the morning hours.

Pool and Clubhouse Committee

1. At the time of the Board meeting, Eastway Lock and Key had not been out to look at the locks. It is likely that we do not need new doors, but just hinges and locks.
2. Due to the condition of the gutters and fascia on the Clubhouse, it was determined to replace the gutters first on the Clubhouse. Because of this, the gutters on one homeowner building could be delayed until 2022. However, we might have the money to do both the Clubhouse and the first section of units, scheduled for 2021.
3. The committee decided the Clubhouse needs to be painted, so they are working on getting a quote for the job.
4. The cleaning contractor quit, so Mary Wintzer is contacting companies to get estimates for cleaning the Clubhouse. The Board recommended getting at least 2 quotes before deciding on a contract.

5. The Board approved the decision by the committee to cancel the TV contract and buy an over-the-air TV antenna for the main Clubhouse TV. This plan will give us over 30 channels of entertainment vs. the 12 we currently have.

July 13, 2021 at 2 PM was set for our next meeting.

Jerry moved to adjourn; Tom seconded. The meeting was adjourned.

Charles B. Patterson

Julie Thomley