

# WINDSOR OAKS

## ARCHITECTURAL & MANAGEMENT COMMITTEE

Minutes of October 11, 2021

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

Members present: Mike Ferry, Jerry Schlaff, Dan Warren

Minutes: There being no additions/corrections, the Minutes from the September 13, 2021, were approved unanimously.

### Old Business:

- Additional gutter replacement was approved by the Board for this year and therefore buildings 11, 12, 20, 21, and 22 will be completed in October.
- With the assistance of Dan Warren, a proper solution for covering the corrugated drainage piping installed by the wall at 8335 WRD has been found. Product being fabricated. Pending.
- Ram paving will make approved repairs to our asphalt streets during October or November of this year. Pending
- Termite inspection issues with non-compliant owners. Committee members met with Thomas Viscount owner of Thomas Pest Control, and he advised that approximately 55 garages of owners could not be inspected in 2021 due to the amount of storage within the garage. The members agreed that this is unacceptable because of the liability to neighboring owners' units for the possibility of termite infestation. The members discussed several solutions which were forwarded to the Board for approval.
- Water leaks repair at 8315 WRD has been completed.
- Review of Maintenance Account expenditures for the month of August 2021 \$10,514.00. This was for \$13,385.00 gutter repair and replacement, a credit of \$2,902.00 refund for repair of brick wall, and \$31.00 for Misc., fence repair items. All amounts are within 2021 budget totals.

### New Business:

- Members discussed/approved the 2022 AMC budget which is 11.94% lower than the 2021 budget. It was forwarded to the Board for inclusion in the HOA's Budget.
- Replacement of the wood fences along the pond areas with black aluminum fence is continuing. It was suggested that if replacement of fencing inside is approved the committee should look at using bronze color fencing. This was investigated and it was determined that bronze fencing is \$2.00 more per foot. Further discussion is needed.

- The committee was made aware of Graffiti being notice on the inside of the brick wall along Rae Rd. This graffiti has been there for at least 3 years. At that time, it was discussed that because it cannot be seen from the road, and not seen by any owners from their windows it was decided to leave it. The committee will continue to monitor if anything changes.
- Advised of a water leak by the driveway at 8147 WRD. It was inspected two day later and was no water present. Area was dry. The committee will continue to monitor especially over the winter months to see if the leak reappears.
- The retaining wall at 8437 WRD was damaged several months ago. After inspection it was determined that it was minor, and no immediate fix was necessary. It will be marked and added to any additional work to brick walls in the future.
- Sewer cap at 8109 WRD was missing and will be replaced by our plumbing vendor.
- Committee approved Exterior Modifications request as follows:
  - 8607 WRD – Outside lights and Storm Door.
- Next meeting scheduled for November 8, 2021 @ 1:30 pm.

Respectfully Submitted,

J. R. SCHLAFF, SECRETARY

Approved By,

MIKE FERRY, CHAIRMAN