

Windsor Oaks Board of Directors Meeting

January 11, 2022 2 PM

The Windsor Oaks Board of Directors met on January 11, 2022, at 2 PM in the Clubhouse. Attending were Charles B Patterson, Chair, Mike Ferry, Vice Chair, Tom Anderson, Treasurer, Jerry Schlaff, Member-at-Large, and Julie Thomley, Secretary. Also in attendance were Tolly Pruitt, the Bryant Farms Rd Extension representative, Mary Wintzer, Chair of the Pool/Clubhouse Committee, and residents, Sandy Fischer and Mary Fehrs.

Old Business:

1. **Approval of November Minutes:** Jerry Schlaff moved that the minutes from the November 9, 2021, meeting be approved. Julie seconded and the November 9th minutes were approved unanimously. The November minutes will be posted on the Windsor Oaks website, the VINE portal, and entered into the Minutes Book stored in the Library at the Clubhouse.
2. **Bryant Farms Rd Update:** After meeting with the project manager, Tolly Pruitt said that, currently, our wells are not inside the right-of-way of the road. However, one or both of our wells may need to be moved if the City decides to take some of our land.
3. **Google Fiber Update:** GF informed us that it would be March before they will be able to survey our property for the laying of cables.
4. **Termite Inspection:** Termite inspection for WO will occur Friday, January 21 – Monday, January 31, 2022. All homeowners have been informed of the schedule for the inspections. If an owner has a conflict, Thomas Pest can be contacted to reschedule the appointment.
5. **Review Comments of Residents Landscaping R&Rs:** The Board members reviewed about 10 comments that were made by homeowners of the revised R&Rs. The final draft will be made available to the community some time in February.
6. **Review of October and November 2021 Financials:** Thomas reported on our October and November 2021 financials. The December 2021 finances are not totally finalized.

Month Ending: **October 31, 2021**

Accounts Receivable:	\$	4,622.32
Automatic Cash Handling:	\$	1,336.00
FCB Operating Account:	\$	110,478.91
FCB Money Market:	\$	238,283.15
Prepaid Expenses:	\$	2,765.00
E-J Cash Account:	\$	300,350.48
Due From Operating:	\$	3,028.00
Total Assets:	\$	660,863.86

Total Liabilities:	\$ <u>33,288.11</u>
Net Worth:	\$ 627,575.75

Month Ending: **November 30, 2021**

Accounts Receivable:	\$ 5,012.92
Automatic Cash Handling:	\$ 744.50
FCB Operating Account:	\$ 100,913.94
FCB Money Market:	\$ 230,529.22
Prepaid Expenses:	\$ 5,530.00
E-J Cash Account	\$ 300,350.48
Due From Operating:	\$ 3,028.00
Total Assets:	\$ 646,109.06
Total Liabilities:	\$ <u>28,124.37</u>
Net Worth:	\$ 617,984.69

New Business:

Architectural Management Committee:

1. Changes have been made to the wording of Architectural R&Rs. It has been clarified that WO residents are responsible for a) the doorbell, b) the electrical junction boxes on the exterior wall of house, and c) keeping wall/floor junctions clear for termite inspections as well as being responsible for expenses if termites are found, when walls cannot be inspected. Tom made a motion to accept the resolution to change the Architectural R&Rs; Charlie seconded. The resolution was passed with 3 yays, since 2 board members abstained as they are on the AMC Committee (Mike Ferry and Jerry Schlaff).
2. The brick wall on Elm Ln has been repaired, after another car ran into it. To the right of this accident, another car plowed into our evergreen trees.
3. Fifteen more buildings will have new gutters installed in 2022.
4. Bids for new fencing will be acquired in 2023, with installation being in 2024, budget permitting.

Landscape Committee:

1. Owners who have had shrubs die in their yards will have a chance to pick the shrub they would like in their landscape. The Landscape Committee will be visiting these homes over the next 3 months, assisting residents with their choices. The plants will be planted in April.

2. A variety of projects will be on the calendar in the winter months, such as pruning the wax myrtles on Grand Oaks Dr, grinding the stumps at the Rea Rd entrance, and planting several shrubs in front of the Clubhouse.
3. One of the irrigation wells is in the process of being repaired.

Pool and Clubhouse Committee:

1. Forty-two residents attended the Holiday Party. \$1446 was collected for the holiday giving to our local firemen.
2. Trident recently replaced several anchors for the tarp covering the pool.
3. The Clubhouse will be closed from Sunday, January 23rd – Saturday, January 29th for painting.

Charles B Patterson, Chair

Julie Thomley, Secretary