

## Windsor Oaks Board Meeting Tuesday, February 8, 2022, 2 PM

The Windsor Oaks Board of Directors was called to order on Tuesday, February 8, 2022, at 1:52 PM in the WO 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 and Clubhouse Committee, and residents, Mary Fehrs and Sandy Fischer.

### Old Business:

1. A correction was made to the January 11, 2022, minutes as follows:

#### ***“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).”*

Jerry moved the minutes be approved as amended. Mike seconded, and the minutes were approved unanimously.

2. It was mentioned that there was a water main rupture in a nearby community carried out by Google Fiber subcontractors. Board members highlighted the need for Board supervision, while Google Fiber is being installed in our community.
3. The new Landscaping Rules and Regulations have been completed. Mike moved the R&Rs be approved. Tom seconded; the motion was passed with 4 yays, as Julie Thomley, Chair of the Landscape Committee, abstained. The new R&Rs will be distributed to the community by April 1<sup>st</sup>.
4. A letter was sent by Cedar Management to all residents announcing the Election meeting on March 15, 2022, at 7 PM. Nominations for 2 openings on the WO Board of Directors were requested.
5. There was no financial report for December 2021, as the final numbers for the 2021 year-end report from Cedar Management had not been received.

### New Business:

#### **Architectural Management Committee:**

1. Mike’s Gutter Service is ready to begin another round of gutter installations.
2. Patching of deep cracks in roadways will take place later this year.

**Landscape Committee:**

1. The Committee is working with US Lawns to replace shrubs in the community that have been warranted.

**Pool and Clubhouse Committee:**

1. The painting of the Clubhouse has been completed.
2. Chairs have been hung on the wall of the storage room, so there is no longer a storage problem.
3. Trident replaced 7 anchors for the pool tarp.
4. Exercise machines need to be evaluated.
5. Request has been made to US Lawns for debris to be removed from the pool deck.

**Additional New Business:**

Tom signed the contract for an audit of our finances. Mike moved that we have a full audit, Charlie seconded. The motion passed unanimously.

The next Board meeting was scheduled for March 8, 2022, at 2 PM. It was moved the meeting adjourn. All were in favor.

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Charles B Patterson, Chair

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Julie Thomley, Secretary