

Windsor Oaks Board of Directors Meeting
Tuesday, April 12, 2022

The WO Board of Directors meeting was called to order at 10:50 AM, Tuesday, April 12, 2022. In attendance were the Board of Directors: Mike Ferry, Charlie Patterson, Tom Anderson, Jerry Schlaff, and Julie Thomley. Nicole DeRiso from Cedar Management was present, as well as residents Mary Wintzer, Sue Parker, Mary Fehrs, Sandy Fischer, Konnie O'Keeffe, and Ken Franek.

Old Business

1. Jerry moved and Julie seconded that the March 8th minutes be approved. All were in favor of the minutes being approved. The Additional Board Meeting on February 9th minutes were approved. Minutes of the March 15, 2022, Election and the Addendum to the Election were held for approval until next year's election.
2. Tolly Pruitt was unable to attend the meeting, so an update on the Bryant Farm's Road Project was deferred until next month.
3. We have a new account representative from Google Fiber, Chelsea Morgan. She told us a walk-around of our property would not occur until the Fall.
4. Due to a sizeable increase in materials, our installation of gutters on 13 buildings will cost \$4800 more than anticipated.
5. Treasurer's Report: 2021 Income Tax was completed, reflecting payment of no taxes for the year.

Accounts Receivable:	\$ 7,626.61
Automatic Cash Handling:	\$ 1,477.80
FCB Operating Account:	\$ 92,581.27
FCB Money Market:	\$ 281,100.94
Prepaid Expenses:	\$ 2,765.00
E-J Cash Account:	\$ <u>300,360.32</u>
Total Assets:	\$ 685,911.94
Total Liabilities:	\$ <u>22,973.72</u>
Net Worth:	\$ 662,938.22

New Business

1. Mike is collecting bids for a new detention pond maintenance contract.
2. The Board (with 2 abstentions for AMC Committee) voted positively to allow a washing of the WO curbs and sidewalks down Windsor Ridge Dr to Rea Rd in early June. No side street, Grand Oak Dr, or Ludwell Branch Ct will be power washed.
3. Charlie is comprising proposals from landscaping and waste management companies for potentially new contracts. A bid for a new pool contract will be delayed until the Fall, due to price changes.

4. Committee Updates:

Architectural Management Committee:

- a. After discussion, the Board felt that the new Cedar Management VINE Portal ARC app would not benefit Windsor Oaks. We already encourage residents to contact committee chairs.
- b. The AMC Committee is exploring the use of 4 additional paint colors for front doors with the original dark green as a fifth option.
- c. The Committee is also exploring the use of sliding screen/glass doors that have roll down screens to allow for ventilation without having to remove the glass panel.

Landscape Committee:

- a. The Board voted to allow the planting of 40 encore azaleas in front of the Clubhouse.
- b. It was decided that moving mailboxes would not be allowed by the US Postal Service.
- c. Members of the Board have appreciated the look of the new landscaping projects.

Pool and Clubhouse Committee:

- a. A clean-up of the pool deck and furniture will be on May 3rd at 2 PM.
- b. Maintenance of A/C, pest extermination, and flood light will be completed.
- c. The committee is reviewing the Pool/Clubhouse R&Rs, after which the community will be notified in several ways.
- d. Mary is collecting 3 bids for the possibility of new flooring in the Clubhouse.

5. The next Board meeting was scheduled for May 10th at 2 PM.

6. Julie moved the meeting be adjourned with Jerry seconding. All were in favor, and the meeting was adjourned.

Mike Ferry, Chair

Julie Thomley, Secretary