

Windsor Oaks Board Meeting, March 8, 2022, 2 PM

In attendance were the Board members: Charlie Patterson, Chair, Mike Ferry, Tom Anderson, Jerry Schlaff, and Julie Thomley. Tolly Pruitt, Bryant Farms Rd (BFR) representative and Mary Wintzer, Pool/Clubhouse Chair were present, in addition to residents, Mary Fehrs, Sandy Fischer, and Carol Walker.

Old Business:

1. Julie moved that the February 8th Board Mtg minutes be approved. Jerry seconded, and all voted to approve the minutes. The February 9th Additional Board Mtg minutes were amended by Tolly Pruitt. The final draft will be voted on at the April Board Mtg.
2. Tolly Pruitt gave a BFR Update: The city has determined the boundary for the ROW is the Raeburn property line. It will be important for WO to meet with the contractors during the design phase. If the road takes one of our wells, we want to ensure that the city replaces it.
3. Currently, there are about 30 homes where all or part of the garages couldn't be inspected for termites. A more complete list will be forthcoming.
4. There has been limited feedback to the new R&Rs.
5. The WO Elections will be March 15th. Sixty-three votes are needed to form a quorum. It will be important to get proxies from those who are unable to attend.
6. Tom gave the Treasurer's Report for:

December 2021:

Accounts Receivable:	\$ 5,339.10
Automatic Cash Handling:	\$ 334.00
FCB Operating Account:	\$ 67,172.04
FCB Money Market	\$ 278,312.44
Prepaid Expenses:	\$ 2,765.00
E-J Cash Account:	\$ 300,356.16
Due From Operating:	\$ -
Total Assets:	\$ 654,278.74
Total Liabilities:	\$ 32,224.65
Net Worth:	\$ 622,054.09

January 2022:

Accounts Receivable:	\$ 6,183.40
Automatic Cash Handling:	\$ 679.40
FCB Operating Account:	\$ 69,495.62
FCB Money Market:	\$ 278,932.41
Prepaid Expenses:	\$ 10,365.00
E-J Cash Account:	\$ 300,357.84
Due From Operating:	\$ -
Total Assets:	\$ 666,013.67
Total Liabilities:	\$ 31,237.29
Net Worth:	\$ 634,776.38

New Business:

Updates from Committees:

Architectural Management Committee: More gutters are currently being replaced in the community. Nine buildings will be left for 2023. One well was repaired with new wiring, motor, pump, and sand-separator.

Landscape Committee: New projects are being completed throughout the community. Due to some dissatisfaction with the current landscape company, research will be done to find a possible replacement.

Pool and Clubhouse Committee: Pool covers were removed today. New equipment has replaced the old exercise equipment. Forty-one have signed up for the Soup Dinner on March 12th.

Tuesday, April 12, 2022, was set for the next Board meeting.

Jerry made a motion to adjourn. Mike seconded. All were in favor of adjourning.

Mike Ferry, Chairman

Julie Thomley, Secretary