

Windsor Oaks Board of Directors Meeting
May 10, 2022, 2 PM

The WO Board of Directors meeting was called to order at 2 PM, Tuesday, May 10, 2022. In attendance were the Board of Directors: Mike Ferry, Charlie Patterson, Tom Anderson, Jerry Schlaff, and Julie Thomley. Tolly Pruitt, the Bryant Farm's Rd Extension representative was present, as was Mary Fehrs, a resident of Windsor Oaks.

Old Business

1. **Minutes from April Meeting:** Jerry moved the minutes from the April 12, 2022, Board Meeting be approved. Charlie seconded, and the minutes were unanimously approved.
2. **Bryant Farm's Rd Extension Update:** The Board will meet on May 19th with several of the project managers of the extension. The meeting is to allow the Board to look at preliminary designs of the road, before they are 60% complete. Most of the details of the road are still fluid.
3. **Google Fiber Update:** The assessment for the potential laying of cables will likely be in the 3rd quarter.
4. **RAM Paving** will again be patching large cracks on our roads.
5. **Treasurer's Report for March, 2022:**

Accounts Receivable:	\$	7,960.51
Automatic Cash Handling:	\$	1,114.00
FCB Operating Account:	\$	117,676.66
FCB Money Market:	\$	215,980.65
Prepaid Expenses:	\$	2,765.00
E-J Cash Account:	\$	<u>300,362.56</u>
Total Assets:	\$	645,859.38
Total Liabilities:	\$	<u>32,946.23</u>
Net Worth:	\$	612,913.15

New Business

1. There was a request from 11928 LBC to allow security gates in the entryway at the sun porch. Denied by the Board.
2. The AMC Committee requested approval for fencing repairs: 43 rails, 16 posts, and 35 post tightenings. The repairs were approved by 3 Board members with 2 abstentions for 2 AMC members on Board.
3. **Update on Contract Renewals:**
 - Garbage Collection:** Waiting on a quote from Waste Pro. Many company trucks are too large for WO. Board wants what is realistic for homeowners.
 - Landscaping:** There is concern that several of the interviewed companies are too small. We will assess 2 more larger companies to determine their feasibility.
 - Pool/Clubhouse:** Working on it.

4. Update from Committees:

Architectural Management Committee:

- a. Three units still need to be assessed for termites.
- b. Homeowner at 8825 GOD would like for HOA to pay for the repitch of their deck. The Board declined. There are several other issues in this unit that are all the responsibility of the owner.
- c. A chimney cover will be replaced at 11955 LBC.
- d. The GFCI outlet in the electrical outlet on the north outside wall of Elm Ln will be changed to a regular outlet. The GFCI outlet will be moved to the backside of the wall for easier access.

Landscaping Committee:

- a. The WO US Lawns account representative quit his job. Currently, we have no account representative and are working with the Marketing Representative and Operations Manager to try to get our issues addressed. Because there are so many outstanding issues and problems that have not been adequately addressed over the last year, it was decided by the Board to schedule a meeting with the owners of US Lawns to discuss the company's performance and the future of its relationship with Windsor Oaks.
- b. Consideration is being made to put down pine straw 2X/yr. and possibly have a mix of pine straw and chips. The topics will be discussed in committee.
- c. It was discovered by US Lawns that there is no power to the water pumps. Tom is working with McCall Bros to get the problem fixed, so the irrigation system may be started.

Pool and Clubhouse Committee:

- a. The new pump and motor for the pool have been installed, but the power is not working. Thus, the opening for the pool was not on Mother's Day weekend.
- b. Flags are ready to be placed for the Memorial Day holiday.
- c. There was no updating to the P/C R&Rs. Some of the language was changed.
- d. Three bids have been acquired for the potential new flooring.
- e. Mike power washed the fencing around the pool, the pool deck, the sidewalk around the Clubhouse, and the wall that borders the Clubhouse.

The date for the next Board meeting was scheduled for Tuesday, June 14th at 10 AM. Julie moved that the meeting be adjourned, Jerry seconded, and the meeting was adjourned at 4:40 PM.

Mike Ferry, Chairman

Julie Thomley, Secretary

