

**Windsor Oaks Board Meeting**  
**June 17, 2022, 1 PM**

In attendance were Board Members Mike Ferry, Charlie Patterson, Thomas Anderson, Jerry Schlaff, and Julie Thomley. Homeowners Sandy Fischer, Ed Lowell, Mary Fehrs, Carolyn Goodwin, Sue Parker, Dot Myers, and Lucy Lamb were also present. Tolly Pruitt arrived later in the meeting.

**Old Business**

1. Thomas moved the May Board Minutes be approved, Jerry seconded, and all agreed the minutes should be approved.
2. Bryant Farm's Rd Update (given later by Tolly Pruitt): The enlarged architectural drawings gave no greater clarity of the road than the ones from online. Tolly suggested the Board ask attorney R Suzanne Todd what kind of rights we have.
3. RAM Paving filled many large cracks in our roadways the week of May 16<sup>th</sup>.
4. Update on Contracts:
  - a. **Landscape**: Julie Thomley reported that the committee, after assessing 6 contracts, had settled on Granite Hills Landscapers. They seem to be a hard-working, well-organized company with a focus on incentivizing their workers. The company uses Plant Growth Regulators, which stunt the growth of shrubs/plants, helping to maintain the property, lessen the workload, and lower costs for the HOA. The contract was concise with the quote only covering the first year of a 28-month contract. Due to rising fuel costs, the price would be assessed again before the second year.  
With Mike moving and Thomas seconding the motion, the Granite Hills contract was unanimously approved by the Board. Julie Thomley, the Landscape Chair, abstained.  
In the end, US Lawns' performance over the last year has been sub-par. Their representatives, even their president, said they were improving, but the evidence was not there. The oversights, poor landscaping, half-hearted efforts, unfinished work areas, with a decreased labor team did not meet the standard for which Windsor Oaks was looking. Julie will send a certified letter to the president of US Lawns, Brandon Shively, at the first of next week to not renew our contract with them.
  - b. **Garbage**: Charlie has collected data from 4 companies, several with whom the Board has met. The size of the trucks is a critical issue for WO. Companies will fix their prices closer to year end, due to the rising fuel costs.
  - c. **Pool**: Trident's contract ends December 31<sup>st</sup>, 2022. Only one other company has expressed interest in quoting.
5. Treasurer's Report: Thomas presented carefully documented, colorful balance sheets of April – June 2022. May - June balance sheets are currently not complete.

Accounts Receivable:	\$	8,564.91
Automatic Cash Handling:	\$	1,489.68
FCB Operating Account:	\$	133,546.50
FCB Money Market:	\$	172,176.49
Prepaid Expenses:	\$	2,765.00

E-J Cash Account:	\$ 300,365.04
Total Assets:	\$ 618,907.62
Total Liabilities	\$ 35,515.70
<b>New Worth:</b>	<b>\$ 583,391.92</b>

- Audit: There was discussion about whether to review or audit the accounting done by Cedar Management for 2020 and/or 2021. The last audit was 2018. It was finally unanimously decided that only an audit of 2021 was necessary.

### New Business

- Reserve Advisors: Got a proposal from Reserve Advisors to do an update. It was approved by the Board via an email. Retainer was sent. Checking to see if the update can be moved to August/September instead of September/October.
- The Board decided that the community would not be notified if board/committee minutes were posted to the website. As always, the minutes are posted 4-5 days after meetings each month.
- The email [windsoroaksnews@aol.com](mailto:windsoroaksnews@aol.com) is conveniently being used for social and important events to notify the WO community.
- Several residents have been awakened in early morning hours by knocking on their doors. After discussion about security and WO safety, Charlie said he would make a couple of calls to inquire about pricing for security officers.

#### Update from committees

**Architectural Management Committee:** Two units for termite inspection are outstanding; violation letters will be sent. Power washing of Windsor Ridge Dr was completed, as well as concrete shaving of selected walkways. Many cracks in our roads were filled. An electrical outlet at the Elm Rd entrance was improved. Some of the fence work has been completed. The last 9 buildings will receive new gutters in the first quarter of 2023.

**Landscaping Committee:** Despite a variety of difficulties, US Lawns said the irrigation system will be completely functional by Friday, June 17th. Shrubs will be trimmed Wednesday, June 22<sup>nd</sup> – Friday, June 24<sup>th</sup>; homeowners will be notified. All planting of shrubs has been put on hold until the fall season.

**Pool and Clubhouse Committee:** Mary Fehrs reported that splotches of blue-gray paint have been noticed around the pool deck. No one seems to be aware of its origin. She also said the plaster on the bottom of the pool is quite rough and the new plaster is grooved and dipped. The committee is seeking solutions to both problems.

- Charlie Patterson will act as president of the HOA during Mike Ferry's absence.

The next board meetings will be July 12<sup>th</sup> at 2 PM and August 9<sup>th</sup> at 10 AM.

Jerry moved the meeting be adjourned. Charlie seconded, all were in favor, and the meeting was adjourned.

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Mike Ferry, Chairman

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Julie Thomley, Secretary

