

Windsor Oaks Board of Directors Meeting
July 12, 2022, 2 PM

In attendance were Board of Directors Members: Mike Ferry, Charlie Patterson, Thomas Anderson, Jerry Schlaff, and Julie Thomley. Homeowners Sue Parker, Dot Myers, and Sandy Fischer were also present. Tolly Pruitt and Mary Wintzer were at the meeting to make presentations.

Old Business

1. Jerry moved that the minutes from the June 17th Board Meeting be approved. Charlie seconded, and the minutes were unanimously approved.
2. Mike Ferry and Tolly Pruitt met with lawyer, R Suzanne Todd, on June 21st to discuss how WO will have access to our wells once the Bryant Farm's Road Extension is built. She suggested we make a case for a ramp for trucks that will cross the walkway. Tolly will set a meeting with the Senior Project Manager, Imad Fakhreddin, to discuss more fully how the city plans to design the embankment of Windsor Oaks at the Rea Rd junction. Because the exact location of our property lines is uncertain, the Board voted to get a survey of portions of Windsor Oaks to determine the specific end of our property at the Bryant Farm's Rd Extension.
3. The final Granite Hills Landscape Contract was sent to the Board this morning. Mike Ferry signed it, and it will be mailed to the Granite Hills office this week. The contract will also be sent to Nicole DeRiso at Cedar Management.
4. The Google Fiber design for our community is complete. However, installation will not be until next year due to lack of installers.
5. Update on contracts:
 - a. The waste management contract is still being discussed.
 - b. There are two pool management companies being assessed for a new contract.
6. Treasurer's Report:

Accounts Receivable:	\$ 8,681.51
Automatic Cash Handling:	\$ 1,124.40
FCB Operating Account:	\$ 136,783.22
FCB Money Market:	\$ 172,180.92
Prepaid Expenses:	\$ 2,765.00
E-J Cash Account:	<u>\$ 300,367.44</u>
Total Assets:	\$ 621,902.49
Total Liabilities:	<u>\$ 34,318.69</u>
Net Worth:	\$ 587,583.80

New Business:

1. There was discussion regarding the use of off-duty police officers to patrol the neighborhood. The cost would be \$42/hr for a minimum of 3 hrs.

Committee Updates:

Pool and Clubhouse Committee:

1. Mary Fehrs will manage the pool, while Mary Wintzer will manage the Clubhouse.

2. The pool water chemicals are where they need to be.
3. The pool deck will be repainted by Trident, after the pool is shut down.
4. Trident is not taking responsibility for the rough pool flooring. Users will need to acquire pool shoes.
5. Plaster specks from pool bottom may cause eye irritation.
6. Switch malfunctioning in card room will be fixed by Mike Ferry.
7. Estimates for new entryway tile are being collected. Possible installation of new carpeting will not occur until 2024.
8. The ladies' bathroom wall has been patched, sanded, and repainted and pictures hung.
9. Beverly Smith's family has been thanked for donating 9 pictures to the Clubhouse.
10. Residents who use the pool are still not turning off lights and locking doors to Clubhouse after use.

Landscape Committee:

1. The new Landscape Contract with Granite Hills will begin on September 1, 2022.
2. Thomas Anderson will oversee the entire irrigation system at WO.
3. US Lawns has failed to trim many shrubs in the community.
4. Homeowner's suggestion of mulch from tires will not be utilized, since tire pieces are toxic to plants, animals, and humans.
5. US Lawns has not filled the holes at the white fencing at 8246 WRD.

Architectural Management Committee:

1. Seven new paint colors with one current color were approved for front doors; however, they will not take effect until January 2023.
2. Next year house numbers will be repainted.
3. Assessing changing detention pond contractors.
4. Gable vents were inspected, cleaned, and on some units scraped, sanded, and painted.
5. The AMC Committee is looking at either replacing the metal rake fascia or having it cleaned, sanded, and painted.

The next WO Board Meeting was set for Tuesday, August 9, 2022, at 10 AM. Nicole DeRiso from Cedar Management will be attending.

Mike Ferry, Chairman

Julie Thomley, Secretary