

Windsor Oaks Board of Directors Meeting
October 11, 2022, 2 PM

Attendees at the meeting were the Board of Directors: Mike Ferry, Thomas Anderson, Jerry Schlaff, and Julie Thomley. Charlie Patterson was away. WO Cedar Management representative, Danielle Bronstein, was present via Zoom. Homeowners and residents in attendance were Mary Fehrs, Sandy Fischer, Von Southgate, and Shawn Belcher.

Old Business

1. Thomas Anderson moved that the September BOD Meeting minutes be approved. Jerry Schlaff seconded, and the September minutes were unanimously approved.
2. Carolina Surveyors completed the survey of the southern boundary of WO's property line, Elm to Rea Rd.
3. The 2023 contract with Active Waste has been signed.
4. Treasurer's Report:

Accounts Receivable:	\$	5,407.61
Automatic Cash Handling:	\$	434.80
FCB Operating Account:	\$	178,132.31
FCB Money Market:	\$	174,596.03
Prepaid Expenses:	\$	2,765.00
E-J Cash Account:	\$	<u>300,483.39</u>
Total Assets:	\$	661,819.14
Total Liabilities:	\$	<u>32,772.95</u>
Net Worth:	\$	629,046.19

New Business

1. Thomas Anderson presented the 2023 Budget with a 9% increase in HOA fees. Jerry moved to accept the new budget, Mike seconded, and the 2023 budget was unanimously approved.,
2. The formation of a master spreadsheet for homeowner's insurance was discussed.
3. Cedar was encouraged to send any communication from their company through the Board, before it is sent to homeowners.
4. It was decided that WO would participate in Cedar Management's Clubhouse Calendar software trial.

Committee Updates:

Architectural Management Committee:

1. The pavement between Bldgs #38 and #39 will be replaced, the entire section of the road.
2. Some changes have been made to the R&Rs, such as new front door paint colors and retractable screens on storm doors. Julie Thomley moved to accept the changes, Thomas Anderson seconded, and the motion was passed.
3. Rhinoshield is working on a proposal for painting the rake fascia.

Landscape Committee:

1. Aeration, overseeding, and fertilization of the turf was completed on October 6th. No mowing will occur for 3 weeks to allow the seeds to take root.
2. Most of the irrigation has been repaired and is working.
3. Flags are being placed around the neighborhood where new shrubs will be installed in October-November.
4. There will be new landscaping at the entrance beds at Elm Rd and Rea Rd. as well as in front of the Clubhouse in the horseshoe.

Pool and Clubhouse Committee:

1. Mary Fehrs has been named the new Pool and Clubhouse Committee Chair. The Board thanks Mary Wintzer for her service and looks forward to her being able to chair the committee in the future.
2. General Maintenance items such as changing the sand in the main pool filter and installing an anode on the heater line will occur.
3. Small sections of the deck will be repainted.
4. The pool will be drained, and the bottom of the pool will be assessed for possible polishing.

The next Board Meeting will be Tuesday, November 8th at 2PM. Jerry Schlaff moved the meeting be adjourned. Julie Thomley seconded, and the meeting was adjourned.

Mike Ferry, Chairman

Julie Thomley, Secretary