

## Windsor Oaks Board of Directors Meeting

January 10, 2023, 2:00 pm

Attendees at the meeting were the Board of Directors: Mike Ferry, Thomas Anderson, Jerry Schlaff, Charles Patterson and Danielle Bronstein, Cedar P.M. Committee Chairs: Julie Thomley; Residents Sandy Fisher, Sherry Walters and Janice Mann.

Charles moved that the November Minutes be approved. Thomas seconded and the minutes were unanimously approved.

### Committee Updates:

#### Architectural Management Committee:

Annual Termite inspection by Vendor will be conducted during the last two weeks of January. Schedule by building has been emailed and copies put in newspaper tubes for all owners.

The Committee is awaiting confirmation from out vendor as to when they will complete the gutter replacement on the final group of buildings.

The Committee approved and forwarded to the Board for approval the Rhinoshield contract for painting of the Rake fascia on all buildings over the next two years. Charles made the motion for approval and Thomas seconded. The motion was passed with Mike Ferry and Jerry Schlaff abstaining as they are on the Architectural Management Committee.

The Committee approved and forwarded to the Board for approval the Dragon Fly contract for upgrade and repairs in Detention Pond 2. Thomas made the motion for approval and Charles seconded. The motion was passed with Mike Ferry and Jerry Schlaff abstaining as they are on the Architectural Management Committee.

#### Landscape Committee:

Mike advised that the proposal from our landscape company to install a scrubber valve box on our irrigation system will be postponed at this time.

Julie advised that the fall planting was completed in December.

Julie also advised that the Committee is currently reviewing numerous projects to be completed this year.

#### Pool and Clubhouse Committee:

Charlie advised on behalf of the pool committee that all fall work in the pool area has been completed and the deck will be repainted in the Spring.

Mary Wintzer, by phone, advised that the HVAC replacement in the clubhouse has been completed.

Mary also advised that the Committee is looking into the value of getting billboard signs, to be posted in the community, notifying owners of social events happening in the clubhouse.

## Old Business:

Board members discussed ways to inform owners that they needed to forward a renewal copy of homeowners insurance to Cedar Management. Danielle indicated that Cedar could provide a notice to the board when an owner's insurance is expiring. The Board agreed that we already have a process in place and Cedar's notice would only be a duplicate. The Board will continue to notify owners of expiring owners insurance, and request the owner to send a copy of renewal to Cedar.

Mike advised that there is no update on the Bryant Farms extension.

Charles advised that the Google Fiber project will be on the schedule for the first quarter of next year.

Thomas, while giving the Treasurers Report for November mention that during 2022 budget year the community experienced several large non-budget expenditures related to aging issues in the community. Some of these issues were; replacement of well pump, replacement of pool filter, replacement of furnace and air conditioning in clubhouse, cost to survey property line for Bryant Farms Rd. extension, and failure of the pavement at building 36 & 38. All these costs of replacements were paid for out of our reserve account.

Treasurers Report as of November 30, 2022.

Accounts Receivable:	\$	9,435.51
FCB Operating Account:	\$	36,162.71
FCB Money Market:	\$	1,375.47
Prepaid Expenses:	\$	2,765.00
E-J Cash Account:	\$	828.32
E-J 1 <sup>st</sup> Nat. 6 mo.	\$	100,000.00
E-J Silvergate 9 mo.	\$	100,000.00
E-J coastal States 3 mo.	\$	100,000.00
AAB Operating Account:	\$	117,419.54
AAB Reserve Money Market:	\$	<u>204,576.17</u>
Total Assets:	\$	672,562.72
Total Liabilities:	\$	<u>23,564.63</u>
<b>Net Worth:</b>	<b>\$</b>	<b>648,998.09</b>

New Business      No new business discussed.

The next Board Meeting will be Tuesday, February 14<sup>th</sup> at 2:00 pm. Mike moved the meeting be adjourned. Jerry seconded and the meeting was adjourned.

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Mike Ferry, Chairman

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Jerry Schlaff, Acting Secretary

