

Windsor Oaks Board of Directors Meeting

April 11, 2023, 2:00 pm

Attendees at the meeting were the Board of Directors: Mike Ferry, Thomas Anderson, Jerry Schlaff, Charles Patterson Committee Chairs: Julie Thomley; Mary Wintzer; Residents Sandy Fisher, Konnie O'Keeffe, Sue Parker, and Janice Mann.

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

Committee Reports:

Landscape Committee:

Committee Chair, Julie Thomley indicated that the committee is not happy with the length of time it is taking for the lawn and tree vendors to respond with estimates for work to be done. Then after the estimates are approved it takes more time for them to schedule the job. She was advised by the Board to keep in contact with the representatives and call or email every day if necessary. Julie advised that new planting has been completed at the Elm Lane entrance. Mike and Thomas indicated that the irrigation audit has been completed by our vendor and they have presented a proposal for repair of sprinkler heads and non-working zones, in the amount of \$24,164.14. A motion was made by Mike and seconded by Thomas to approve this proposal using funds budget for road repairs this year. The motion was approved unanimously.

Pool and Clubhouse Committee:

Committee Chair, Mary Wintzer advised that committee has approved signage to be placed at the entrances by Elm and Rea for reminding owners of events happening at the clubhouse and pool.

Mary advised that they are still waiting for Trident to repaint the deck around the pool.

Mike indicated we should see the aging fence around the air conditioning replaced very soon.

AMC Committee:

Committee Chair, Mike Ferry indicated that 14 owners have not had their units inspected for termites, yet. The committee has sent second notices to the owners reminding them, of their responsibility to complete this project as indicated in the R&R's.

The committee is still working on a fix for the lights on the Southside of the Elm Lane entrance.

Three other projects are still being worked on; painting of the aluminum around the garage door, painting of the frieze board, where needed and the refreshing of the address numbers.

Old Business:

Mike advised that several projects needed to be completed by the HOA before the work on the Bryant Road Extension begins. Some of the items are to remove and relocate a portion of the wall; relocate the electrical panel for the wells; relocate a light pole in front of one unit; remove shrubs and a Pine Tree. The cost of these projects will be part of the negotiations with the city.

Charles advised that the Google Fiber project design has been completed. The start date will be April 17th with the completion date of less than 45 days.

Thomas advised that the December 2022, and January 2023 financials have been finalized and have been placed in a new binder in the clubhouse library. This binder will be updated monthly for review by the homeowners.

Treasurers Report as of February 28, 2023

Accounts Receivable:		\$	5,290.46
FCB Operating Account:		\$	(253.24)
AAB Operation Account		\$	92,720.28
AAB Reserve Account		\$	97,523.22
E-J Cash Account:		\$	844.58
E-J CD 1 st Natl Bk Omaha:	6 mo.5-15-23 4.5%	\$	100,000.00
E-J CD Silvergate:	9 mo.8-8-23 4.45%	\$	100,000.00
E-J CD Peoples Bank:	3 mo.4-17-23 4.25%	\$	101,000.00
E-J CD Independence Bank:	3 mo.5-24-23 4.5%	\$	<u>100,000.00</u>
Total Assets:		\$	597,125.30
Prepaid Accounts Receivable:		\$	17,469.66
Accounts Payable:		\$	<u>18,763.03</u>
Total Liabilities:		\$	36,232.69
Total Net Worth:		\$	560,892.61

New Business:

Mike discussed the replacement of the missing street sign (Windsor Ridge Dr.) at the Rea Rd. entrance at a cost of \$1945.00.

Members also agreed to research the availability of an automated calendar system for the clubhouse.

The next Board Meeting will be Tuesday, May 16th @ 2:00 pm. Jerry moved the meeting be adjourned. Charles seconded and the meeting was adjourned.

Mike Ferry, Chairman

Jerry Schlaff, Acting Secretary