

## Windsor Oaks Board of Directors Meeting

May 16, 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, Janice Mann, Dot Myers, Chris Linden, Sherry Walters, and Kathy Gorry.

Mike moved that the April Minutes be approved. Thomas seconded and the minutes were unanimously approved.

### **Committee Reports:**

#### Landscape Committee:

Committee Chair, Julie Thomley indicated that the committee is still not happy with the length of time it is taking for their vendors to perform the services that the committee approved in the quotes.

New junipers have been planted and pine straw has been spread in the community.

The Elaeagnus bushes by the new townhomes were trimmed by a sub-contractor hired by the landscape company. The job they did was atrocious. It is too late to do anything now and hopefully they grow back quickly.

Trimming of all shrubs will be done during the first two weeks of June.

#### Pool and Clubhouse Committee:

Committee Chair, Mary Wintzer advised that committee is still awaiting the signage to be completed for the events occurring in the clubhouse.

The Clubhouse cleaning contract was renewed at the same rate as last year.

Mary advised that they are still waiting for Trident to give us a date when they will repaint the bad areas on the pool deck.

Mike indicated we should see the aging fence around the air conditioning replaced by the middle of June.

#### AMC Committee:

Committee Chair, Mike Ferry indicated that the information received from the vendor regarding non-completion of the Termite Inspection was incorrect. Some owners who received second requests advised that their unit had been inspected. The committee will need to follow up with the vendor regarding this issue.

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

Some other projects that 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; gutter diverters on Edinburgh and Windsor units.

## 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 is on schedule and should be completed by mid-June.

Thomas advised that the monthly financials, after approval by the Board be placed in a new binder in the clubhouse library. This binder will be updated monthly and available for review by the homeowners.

### Treasurers Report as of March 31, 2023

Accounts Receivable:		\$	5,951.40
AAB Operation Account		\$	113,027.87
AAB Reserve Account		\$	69,108.04
E-J Cash Account:		\$	853.45
E-J CD 1 <sup>st</sup> 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%	\$	100,000.00
E-J CD Independence Bank:	3 mo.5-24-23 4.5%	\$	<u>101,000.00</u>
Total Assets:		\$	589,940.76
Prepaid Accounts Receivable:		\$	19,276.40
Accounts Payable:		\$	<u>13,853.75</u>
Total Liabilities:		\$	36,232.69
Total Net Worth:		\$	556,810.61

## New Business:

Mike indicated that the Charlotte Water Department has advised that while doing their annual check of our water system they found a problem with a back flow valve. The valve installed by the builder when building the community has failed inspection and needs to be replaced as soon as possible (20 some years old). The vendor provided by the city has been contacted and will provide an estimate for total replacement.

The 2023 Telephone Directory has been completed and delivered. Mike gave a big thank you to the team of Marcella and Charles for getting it together. Mike and Jerry for printing and delivery.

The stolen street sign at REA and Windsor Ridge Drive has been replaced.

Members also agreed to research the availability of an automated calendar system for the clubhouse. A work in progress.

The next Board Meeting will be Tuesday, June 13th @ 2:00 pm. Mike moved the meeting be adjourned. Thomas seconded and the meeting was adjourned.

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Mike Ferry, Chairman

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Jerry Schlaff, Acting Secretary