

Windsor Oaks Board of Directors Meeting
June 13, 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, Diane Levy, Dot Myers, Diane Noe, Sherry Walters, Kathy Gorry, Karen & Doug Squires. Danielle Bronstein P.M attended the meeting virtually.

Thomas moved that the May Minutes be approved. Jerry seconded and the minutes were unanimously approved.

Committee Reports:

Landscape Committee:

Committee Chair, Julie Thomley indicated that they are still experiencing slow performance from the vendors. Mike asked if there was a communication problem with the vendor and Julie responded that she did not think so. The decaying tree at 8805 GOD was removed and the stump ground. Trimming of all shrubs was started at the beginning of June and is still being worked on as of today.

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. 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. But they are having trouble with getting a response from the Pool vendor. Might have to look for a new vendor? Mary thanked Mike and the A. M. Committee for helping to replace the old fencing around the Clubhouse A/C units. Mary indicated that the June Picnic at the clubhouse was a great success and starting in July on the last Wednesday of the month there will be a community cookout at the clubhouse.

AMC Committee:

Committee Chair, Mike Ferry advised that he has not received a response from the termite control company and may have to pursue a new vendor. The committee is still working on a fix for the lights on the Southside of the Elm Lane entrance. Drainage issue at 8189 WRD and 8815 GOD are being worked on. Mike also advised that the replacement of the gutter diverters on the Edinburgh and Windsor units have been completed. 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.

Old Business:

Mike indicated that the latest news on the Bryant Farms extension is a possible start day of late September 2023. The county is currently in the process of acquiring the property necessary to do the project. This will be referred to our lawyer.

Charles advised that the Google Fiber project has been completed and only some minor cleanups need to be done. Owners can now contact Google for installation of Google Internet.

The update on the replacement of the community's Back Flow Valve indicates that the replacement date will be July 6th. At that time the water will need to be shut off to the community for most of the day.

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 April 30, 2023

Accounts Receivable:		\$	3,408.90
AAB Operation Account		\$	133,092.15
AAB Reserve Account		\$	68,753.05
E-J Cash Account:		\$	907.56
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>101,000.00</u>
Total Assets:		\$	608,161.66
Prepaid Accounts Receivable:		\$	14,198.80
Accounts Payable:		\$	<u>22,101.75</u>
Total Liabilities:		\$	36,300.55
Total Net Worth:		\$	571,861.11

New Business:

The board discussed the issue of suspected teenagers coming through the community and knocking on windows and creating mischief late at night. This was discussed with the CMPD community officer, and he indicated the resident need to call 911 if this continues to happen.

Mike advised that one of the sections of the Brick Wall on REA RD has come loose and could fall. We will have our brick wall vendor repair it.

The Board Members discuss the issue of changing our mailboxes to a more secure system. This was also discussed with the owners present at the meeting to get some feedback. There are pros and cons regarding this issue, but it was determined that feedback from the Post Office was needed before any additional time was spent on this issue.

The next Board Meeting will be Tuesday, July 11th @ 2:00 pm. Jerry moved the meeting be adjourned. Thomas seconded and the meeting was adjourned.

Mike Ferry, Chairman

Jerry Schlaff, Acting Secretary