

Windsor Oaks Board of Directors Meeting
August 8, 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; 14 Owners were also present.

Charles moved that the July 11th, 2023, minutes be approved. Thomas seconded and the minutes were unanimously approved.

Committee Reports:

Landscape Committee:

Irrigation: Mike & Thomas discussed the ageing of the system and the need to replace and repair old equipment. They will be discussing this problem with our landscape vendor to come up with a workable solution.

Julie mentioned that some newly plated shrubs are dying because of not getting enough watering. Owners need to water the shrubs after they are planted.

Julie indicated that the trimmed Elaeagnus by the apartments has not been cleaned up by the landscapers – working on it.

Pool and Clubhouse Committee:

Mary gave a letter to the Board from our pool vendor regarding new requirements from the county regarding pool regulation. The new changes will be reviewed and acted upon to bring our pool into regulation by next spring. Mary advised that the flags and decorations for veterans will be put out 3 days before each holiday.

Mary indicated the clubhouse vacuum cleaner has been replaced. New automatic light switches have been installed in the bathrooms, set for a 15 minute shut off. Other repairs have been made to several outdoor lights.

AMC Committee:

Committee Chair, Mike spoke about our HOA contract for Termite Protection. This contract is expiring, and he will be receiving quotes for this service from three different companies. Keeping in mind the need for this service as well as the cost effectiveness for the community.

The committee approved a vendor contract for repair of the lighting by Elm Lane entrance.

The Backflow Valve has been tested and certified by the water board.

Several units have had the aluminum around the garage door painted as a test to determine the quality of the product.

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 in a couple of weeks.

Backflow valve replacement has been completed and certified by the water board. Landscaping work or a possible fence will be completed in the fall.

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.

Thomas also indicated to the committee chairs the need to have their 2024 budgets completed and approved by their committee by the end of September.

Treasurers Report as of June 30, 2023

Accounts Receivable:		\$	3,821.60
AAB Operation Account		\$	154,462.27
AAB Reserve Account		\$	29,075.71
E-J Cash Account:		\$	284.85
E-J CD Wells Fargo:	6 mo.11-24-23 5.10%	\$	103,000.00
E-J CD Silvergate:	9 mo.08-08-23 4.45%	\$	100,000.00
E-J CD Associated Bank:	3 mo.07-19-23 4.90%	\$	101,000.00
E-J CD Manu. & Traders	: 9 mo.03-01-24 5.25%	\$	<u>102,000.00</u>
Prepaid Expenses:		\$	<u>3,432.00</u>
Total Assets:		\$	597,076.43
Prepaid Accounts Receivable:		\$	15,552.84
Accounts Payable:		\$	<u>22,389.76</u>
Total Liabilities:		\$	37,942.60
Total Net Worth:		\$	559,133.83

New Business:

Mike advised the Chairs of the Committees and Board Members of the need to contact vendors under contract to check and see what if any increase for inflation will be forthcoming in 2024. Also maturing contracts that are being replaced need to be approved by September for inclusion in the 2024 Budget.

The next Board Meeting will be Tuesday, September 12th @ 2:00 pm. Charles moved the meeting be adjourned. Thomas seconded and the meeting was adjourned.

Mike Ferry, Chairman

Jerry Schlaff, Acting Secretary