

Windsor Oaks Board of Directors Meeting
November 14, 2023, 2:00 pm

Attendees at the meeting were the Board of Directors: Mike Ferry, Thomas Anderson, Jerry Schlaff, Charlie Patterson, and Charles Talley. Committee Chairs: Julie Thomley; Mary Wintzer; 10 Owners were also present.

Thomas moved that the October 10, 2023, minutes be approved. Charlie seconded and the minutes were unanimously approved.

Committee Reports:

Landscape Committee:

Committee Chair, Julie advised the board members that after this meeting she would be relinquishing her position as chair and Linda Puckhaber has agreed to accept this position. Julie will remain on the committee. The board thanked Julie for her service to the community and thanked Linda for taking this position.

Julie advised that our landscapers have planted several new trees and shrubs. She also indicated that our vendor is still not happy that there are still weeds in the grass and they will respray again. Also, there will be two leaf pickups in November and one last one in December. Mike mentioned that the roof and gutters around the perimeter will be blown off around the last week in December.

Irrigation, Mike, and Thomas mentioned that the irrigation wells have been shut down for the season. We have spent approximately \$100,000, mostly from reserves to make all the repairs to the system in 2023 with another \$25,000 for new controllers in the spring of 2024.

Pool and Clubhouse Committee:

Mary Wintzer indicated that the flags for veterans have been placed at the entrances to the community. The holiday party will be on December 10th at the clubhouse. Also, several pieces of furniture have been donated to the re-store. Mary Fehrs indicated that the suspected pool leak was not a leak but an overflow valve adjustment.

AMC Committee:

Mike advised that the home inspection for termites will take place from December 4th to the 12th with the 15th as a make up date. The leak in the road at 8173 has dried up since the wells have been shut off. Therefore, it is presumed to be an irrigation problem which will be addressed in the spring. The painting of garage surrounds has been completed for this year.

Old Business:

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 September 30, 2023

Accounts Receivable:		\$	2,486.00
AAB Operation Account		\$	99,851.88
AAB Reserve Account		\$	84,589.93
E-J Cash Account:		\$	912.12
E-J CD Wells Fargo:	6 mo.11-24-23 5.10%	\$	103,000.00
E-J CD PNC Bank	9 mo.05-16-24 5.25%	\$	103,000.00
E-J CD B of A Bank:	6 mo.01-26-24 5.25%	\$	102,000.00
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:		\$	601,271.93
Prepaid Accounts Receivable:		\$	11,863.67
Accounts Payable:		\$	<u>5,589.27</u>
Total Liabilities:		\$	17,461.94
Total Net Worth:		\$	583,809.99

Mike advised that the Bryant Farms settlement is still being reviewed by the city,

New Business:

The board reviewed and unanimously approved minor changes to all committee's Rules and Regulations. Distribution of these changes will occur in the new year.

No meeting scheduled for December.

The next Board Meeting will be Tuesday, January 09th @ 2:00 pm. Mike moved the meeting be adjourned. Jerry seconded and the meeting was adjourned.

Mike Ferry, Chairman

Jerry Schlaff, Acting Secretary