

Windsor Oaks Board of Directors Meeting
January 09, 2024, 2:00 pm

Attendees at the meeting were the Board of Directors: Mike Ferry, Thomas Anderson, Jerry Schlaff, and Charles Talley. Committee Chairs: Linda Puckhaber; Mary Wintzer; 12 Owners were also present.

Thomas moved that the November 14, 2023, minutes be approved. Charles seconded and the minutes were unanimously approved.

Old Business:

The chairman, Mike reminded all members and owners present of the procedure under "Roberts Rules" as to how this association conducts meeting; by reading to them an edited version of the rules.

Mike advised that the approved updates to the R&Rs for the three committees were mailed/delivered to the owners in December.

Attempts to recover funds used to repair the Elm Ln wall after the car accident in February are still on going.

A copy of the BFR "Resolution", is filed in the lateral file cabinet. Closing with the City of Charlotte should be by the end of January 2024.

Treasurers Report as of October 31, 2023:

Accounts Receivable:		\$ 3,175.60
Alliance Operating Account:		\$ 121,543.73
Alliance Reserve Account:		\$ 69,874.75
Edward Jones - Cash Account:		\$ 913.43
Edward Jones - CD Wells Fargo:	6 mo.11-24-23 5.10%	\$ 103,000.00
Edward Jones - CD PNC Bank:	9 mo.05-16-24 5.25%	\$ 103,000.00
Edward Jones - CD B. of A. Bank:	6 mo.01-26-24 5.25%	\$ 102,000.00
Edward Jones – CD M&T Bank:	9 mo.03-01-24 5.25%	\$ 102,000.00
Prepaid Expenses:		\$ -
Total Assets:		<hr/> \$ 605,507.51
Prepaid Accounts Receivable:		\$ 14,033.93
Accounts Payable:		\$ 37,164.17
Total Liabilities:		<hr/> \$ 51,198.10
Total Net Worth:		\$ 554,309.41

Treasurers Report as of November 30, 2023:

Accounts Receivable:		\$	3,906.00
Alliance Operating Account:		\$	87,941.35
Alliance Reserve Account:		\$	84,672.84
Edward Jones - Cash Account:		\$	50,011.33
Edward Jones - CD Wells Fargo:	6 mo.11-24-23 5.10%	\$	-
Edward Jones - CD PNC Bank:	9 mo.05-16-24 5.25%	\$	103,000.00
Edward Jones - CD B. of A. Bank:	6 mo.01-26-24 5.25%	\$	102,000.00
Edward Jones – CD M&T Bank:	9 mo.03-01-24 5.25%	\$	102,000.00
Prepaid Expenses:		\$	-
Total Assets:		\$	533,531.52

Prepaid Accounts Receivable:		\$	13,582.33
Accounts Payable:		\$	-
Total Liabilities:		\$	13,582.33

Total Net Worth: \$ 519,949.19

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.

New Business:

In response to a question asked at the recent budget meeting regarding having the Board Meeting in the evening so that owners who work could attend the Board has agreed to the following changes. The months of February, April, August, and October meeting will be held at 6:00 pm. All other months will remain at 2:00 pm.

An owner advised the Board of an issue with the shut off valve for the gas fireplace that they experienced. After discussion it was recommended by the Board that all owners have the fireplace gas valve checked every time, they have their heating system checked.

The Board also discussed the use of the space over the garage ceiling as a storage space. Doing so violates declarations, by-laws and rules and regulations, and could result in ceiling or roof damage which are the responsibility of the owners. If a few items are put up there they should not exceed 50 lbs.

Committee Reports:

Landscape Committee:

Committee Chair, Linda indicated that Snyder will be putting two doses of fertilizer on the trees this month. Also, Granite will be in the community finishing work from last year and monthly clean up.

Irrigation, Mike, requested Board approval for an invoice of \$8458.37 for a new sand filter for the system. Jerry motioned and Charles seconded, and it was approved.

Pool and Clubhouse Committee:

Mary Wintzer advised that 53 owners attended the Holiday Party and the collection from the community for the Firehouse on Elm Ln was \$1950.00. The clubhouse members are looking to replace some of the ageing furniture within the clubhouse when funds are available. Mary also advised that Bingo would restart the third Monday in January and the social committee will be having the annual Soup Party on February 18th. Mary also indicated that she is continuing to have issues with her hearing and would like to find a replacement for her position.

AMC Committee:

Mike advised that the home inspection for termites is almost completed except for a few remaining units. So far, they have found no active infestations. The reason for the water leak at 8173 WRD has been determined to be an indoor leak and was repaired by the owner's vendor.

The next Board Meeting will be Tuesday, February 13th @ 6:00 pm. Thomas moved the meeting be adjourned. Jerry seconded and the meeting was adjourned.

Mike Ferry, Chairman

Jerry Schlaff, Acting Secretary

