

**Windsor Oaks Board of Directors Meeting**  
**February 13, 2024, 6:00 pm**

Attendees at the meeting were the Board of Directors: Mike Ferry, Thomas Anderson, Jerry Schlaff, Charlie Patterson, and Charles Talley. Committee Chairs: Linda Puckhaber; Mary Wintzer; 18 Owners were also present.

Thomas moved that the January 09, 2024, minutes be approved. Charlie seconded and the minutes were unanimously approved.

**Old Business:**

Mike gave an update on the BFR and advised that the HOA was in receipt of the check from the City of Charlotte for \$350,00.00. The funds have been deposited into the bank and will be placed into Certificates of Deposit until needed, after the road project is completed.

Treasurers Report as of December 31, 2023:

Accounts Receivable:	\$ 4,958.30
Alliance Operating Account:	\$ 109,505.14
Alliance Reserve Account:	\$ 73,853.98
Edward Jones - Cash Account:	\$ 20.66
Edward Jones - CD Goldman Sachs 6 mo.06-05-24 5.35%	\$ 50,000.00
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:	\$ 545,338.08
Prepaid Accounts Receivable:	\$ 17,369.90
Accounts Payable:	\$ 2,485.00
Total Liabilities:	\$ 19,854.18
Total Net Worth:	\$ 525,483.18

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:**

The Board approved a request from the Landscape Committee of a quote from Schnieder Tree Services in the amount of \$6400.00 for trimming of the Crepe Myrtles in the community.

The Board approved a request from an owner to rent the clubhouse for four hours on Tuesday of each week, if it is available, for use by her Painting Club. Rental fees will be paid.

The Board is still working on letters to owners regarding storage in the attic space.

### **Committee Reports:**

#### Landscape Committee:

Committee Chair, Linda advised that four owners have joined the Committee. She indicated that trimming of the Crepe Myrtles would begin shortly. The committee is looking to replace shrubs that have died since last year. Pre-emergent fertilizer will be sprayed on the lawns later this month. Also large planter have been relocated from 9029 GOD to the parkette to be saved for possible use along the BFR Berm.

#### Pool and Clubhouse Committee:

Committee Chair, Mary Wintzer reminded all present of the Soup Party on Feb. 18<sup>th</sup>. She also thanked Mike for setting up and printing the new social calendar for the year. The clubhouse passed the termite inspection.

#### AMC Committee:

Committee Chair, Mike indicated that the AMC would be looking at all of the retaining walls in the community during the year to determine their condition. The final phase of the painting of the Rake Fascia will probably start in March depending on the weather.

The next Board Meeting will be Tuesday, March 12<sup>th</sup> @ 2:00 pm. Charlie moved the meeting be adjourned. Thomas seconded and the meeting was adjourned @ 7:30 pm.

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Mike Ferry, Chairman

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Jerry Schlaff, Acting Secretary

