

Windsor Oaks Board of Directors Meeting
March 12, 2024, 2:00 pm

Attendees at the meeting were the Board of Directors: Mike Ferry, Thomas Anderson, Jerry Schlaff, and Charlie Patterson. Danielle Bronstein P.M by Zoom. Committee Chairs: Linda Puckhaber; Mary Wintzer; 13 Owners were also present.

Thomas moved that the February 13, 2024, minutes be approved. Charlie seconded and the minutes were unanimously approved.

Old Business:

Board members reviewed the letter to be mailed to owners regarding storage of items in the attic space above the garage. A motion was made by Thomas and seconded by Jerry and approved by the Board. The letter sent to the owners will specify that the maximum weight allowed to be stored in the attic cannot exceed 75 pounds and must be spread out on the installed panel on the floor.

Mike advised that after discussion with our lawyer and the board members it was decided that an insurance waiver would not be necessary for volunteers to work in the community.

Treasurers Report as of January 31, 2024:

Accounts Receivable:	\$	5,348.90
Alliance Operating Account:	\$	136,606.46
Alliance Reserve Account:	\$	68,577.97
Edward Jones - Cash Account:	\$	104,734.82
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 M&T Bank: 9 mo.03-01-24 5.25%	\$	102,000.00
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Total Assets:	\$	570,268.15
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Prepaid Accounts Receivable:	\$	16,885.16
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Accounts Payable:	\$	922.35
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Total Liabilities:	\$	17,807.51
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Total Reserves and Equity (Net Worth)	\$	552,460.64
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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:

None currently.

Committee Reports:

Landscape Committee:

Committee Chair, Linda Puckhaber advised that the committee were looking at shrubs within the community that died or are dying that needed to be replaced. Several areas in the community have had lawn destruction by delivery trucks and they will be looked after. Weekly lawn cutting will commence within the next couple of weeks.

Mike mentions that the irrigation vendor is finishing work around the community that was left from last year.

Pool and Clubhouse Committee:

Committee Chair, Mary Wintzer advised that their committee was interviewing new vendors for the cleaning service in the clubhouse. The new furniture purchase will be placed on hold for a while. 28 owners attended the Soup Party Social and were very pleased. Mary Fehrs advised that the pool cover has been removed and our vendor is starting prep., for the opening on Mother Day.

AMC Committee:

Committee Chair, Mike reported that a small retaining wall will be built around a sewer drain to prevent residue from the side of a hill from going down the drain. Rake fascia painting on the remaining 20 buildings will begin shortly.

The next Board Meeting will be Tuesday, April 9th @ 6:00 pm. Charlie moved the meeting be adjourned. Thomas seconded and the meeting was adjourned.

Mike Ferry, Chairman

Jerry Schlaff, Acting Secretary

