

Winderlakes Homeowners Association
Annual Board Meeting Minutes
Nov 8th, 2009

Attendance:

Gary Dean, Kevin Smith, Brenda Richardson
Steve Borsen, Babby Weidman, Nancy Licari,
Letty Ginther, Lea Bell

Meeting Purpose:

General Board Meeting

Meeting Called to order: 5:04 PM

Meeting Adjourned: 6:07 PM

Next Meeting:

Brenda's 5:00 PM
@ 3925 Salmon

Minutes

- ☒ Approved

Treasurer's Report:

- ☒ Received 3 more 2009 payments, totaling over \$3,00.00. Our deficit was close to \$10,000.00 this year
- ☒ The continuation of perfecting the existing liens is a main contributor to getting these payments.

Management Company inquiry

- ☒ We are not getting much of a response from the management companies.

Front Wall Damage

- ☒ The insurance company is reviewing the costs submitted on our bid. Once they are satisfied on the actual expenses we should be able to begin the work.

Landscape

- ☒ The Board has accepted approximately 10 donated trees from a resident.
- ☒ These trees will be place throughout the neighborhood in the common areas.
- ☒ Motion to hiring someone for \$10/hour to remove and install the trees was APPROVED.
- ☒ Motion to replace the Magnolia from the entrance that died along with the one across from it was APPROVED
- ☒ The Board voted 4 to 3 in favor of purchasing two replacement trees for the front entrance and not using two of the donated trees.
- ☒ The Board voted 4 to 3 in favor of replacing them with 2- 65 gallon Oaks at a costs of \$1350.00 as opposed to 2- 45 gallon Oaks at a cost of \$800.00 and requested a 1 year guarantee. {3 voted against the 6 inch trees for the 4 inch trees}
 - This was a long debate and ultimately the board agreed that the trees at the entrance should conform to the existing landscape in regard to maturity and the effort to maintain the tree canopy within the neighborhood.
- ☒ We are working on getting the irrigation in the back island along with the two front islands operational.

Annual Meeting

- ☒ The Annual Meeting has been scheduled for January 10th, 2010 at 4:00 PM at Watson Realty.
- ☒ We will calculate the numbers to meet Quorum and actively confirm attendance and Proxy info.
- ☒ Residents with outstanding assessments may come to the meeting for informational purposes or voice overall concerns, but they are not eligible to vote and do not count toward our Quorum.
- ☒ Open & Tabled Agenda items from 2009 will be added to the Annual Meeting Agenda and proposed to the new Board for the 2010 calendar year.
- ☒ Lea, Letty and Steve will not run for re-election. The remaining Board Members have volunteered to remain should those seats not be taken.
- ☒ The Agenda will be prepared and distributed in December.

Open Floor Items

- ☒ Gary is preparing a large vinyl banner of the neighborhood which will include the house and lot numbers for use at the monthly and annual meetings.
- ☒ Motion to give a 6 month moratorium on pending legal action against those lots that are not in compliance was APPROVED

Meeting Agenda

Dec 6th, 2009

Attendance:

Meeting Called to order: _____

Meeting Adjourned: _____

Meeting Purpose:
ANNUAL MEETING

Next Meeting: Jan 10, 2009 – 4:00 PM
@ Watson Realty, 2nd floor

Minutes –

Treasurer Report:

Landscape Report:

Front Wall Damage

Annual Meeting Proposed Agenda

Nomination / Vote for 2010 Board.

President:

Secretary:

V-President:

ARC x3:

Treasurer:

Tabled & Open Agenda Items *(Should the new Board take action on any of these items)*

* Street Light upgrade

* Management Company

*Deed Restriction/By Law revisions

*Speed Bumps

*Entrance Security Cameras

Open Floor