

**The Estates at Windermere HOA**  
**Board of Directors Meeting**  
**Dennis McCarthy Home**  
**2230 Ridgewind Way**  
**Wednesday March 24, 2010**

**MINUTES**

Directors Meeting was called to order at 6:35 p.m.

In attendance were Steve Sargent, Dennis McCarthy, Kyle Brown and Mike Toscano. Jason Gamel was absent. Rex Bowman was present for Community Management Professionals. One homeowner and Jason Baller (our Landscaper) also attended the meeting. A quorum was established. Notice was served by the display board sign at the community gate.

Jason Baller, our Landscaper gave a presentation and answered questions from those present.

After review of the 2-17-10 minutes Steve made a motion to approve and Kyle gave a second. Motion passed unanimously.

No landscaping report was give. Kyle volunteered to talk with Valley Crest Arborist to develop a work scope of needed tree work in the community. Steve agreed to develop a work scope and board expectations and give to Country (Jason Baller) with the idea he would have a chance to improve.

ARB had no report to give. Rex reported no request had been turned in to him.

Rex Bowman gave the managers report.

1. Financial report for February is in your packet showing total assets of \$123,193.28 with \$90,186.41 of that amount in reserves. The delinquency report is also in your folder. As of 2-28-10 the total delinquency is \$1,413.75. As of 2-17-10 that amount is \$1,413.75

Old Business

- a. The community website was discussed. Steve requested Rex get the webmasters contact information. Rex was asked again to contact the webmaster and request the source codes for the site. Rex agreed to do it.

**The Estates at Windermere HOA**  
**March 24, 2010**  
**Annual/Board Meeting Minutes**  
**Page 2 of 2**

New Business

- a. Gate quotes for the man-gates were discussed. Dennis agreed to meet with Gate companies to make sure the work they quoted matched what the board wanted.
- b. Rex was asked to follow up on the motion made the last meeting to see that the Community CD's changes to signers were completed ASAP.
- c. Violations taking place in the community were discussed. Board agreed no lawn violations should be sent out at this time.
- d. Next meeting was set for 4-21-2010 as scheduled.

With no further business the meeting adjourned at 8:26 PM

Respectfully submitted,  
Rex Bowman, LCAM,  
For the Board of Directors