

The Estates at Windermere HOA
Board of Directors & Annual Meeting
Health Central
10000 W. Colonial Dr.
Bradford room
Wednesday April 15, 2009

MINUTES

Directors Meeting was called to order at 6:40 p.m.

In attendance were Kathy Sheppard, Kyle Brown Mike Whitethorn, and Steve Sargent. Jason Gamel was absent. Rex Bowman was present for Community Management Professionals. A quorum was established. Notice was served by the display board sign at the community gate.

After review of the 3-18-09 minutes Kathy made a motion to approve. Steve gave a second. Motion passed unanimously.

The board discussed the need for a new Landscape chairperson. Mike agreed to take the irrigation part of the job to help out. Kyle agreed to take extra looks around the community to help out.

The tree that had been blown down earlier this week was removed by Godley's. Steve asked Rex to make sure the invoice was paid when it arrived. Rex agreed to do it. Kathy asked for a copy of the invoice for her records. Rex agreed to send to her.

The irrigation work completed by Cliff Godley was bragged on by the board. All agreed that Cliff Godley would be called the next time an irrigation job or inspection was needed. It was also noted that Cliff Godley repaired pressure tank problem and did a good job.

Steve gave the ARB report. He said Chris had taken another job and would have trouble being at the meetings. Meyers project winding up, & Rule's is complete, Silveira's have moved in. Whitethorn is submitting house paint request for approval. The signed approval for painting was turned over to Rex to get the formal letter sent to Mike.

The Treasurers report was given by Kathy Shepherd. Kathy turned over the new CD to be tracked at CMP. Rex was asked to check on the CD rate at RBC. Also Rex was asked to find out the penalty to pull our CD early. If Colonial gives a better rate then Kathy will move the CD from RBC to Colonial.

Manager's report was given by Rex Bowman.

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Financial report for March shows total assets of \$64,606.96 with \$72,785.93 of that amount in reserves. The delinquency report shows as of 3-31-09 the total delinquency is \$146.25. As of 4-15-09 that amount is \$10,135.77. It was noted that the reminder postcards were not sent out this quarter. Rex was asked to get the reminder postcard out ASAP and he agreed to do it. Owners will be given extra time to pay without being charged a late fee.

We show 18 active violations. The Inspection for the community was completed today, 4-15-09 and 10 violations were written. The board reviewed all letters and noted that they had no problem with the letters being mailed to owners.

With no further business the meeting adjourned at 7:47 PM

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