

## **The Estates at Windermere HOA**

**Board of Directors Meeting**  
**Dennis McCarthy Home**  
**2230 Ridgewind Way**  
**Wednesday April 21, 2010**

### **MINUTES**

Directors Meeting was called to order at 7:34 p.m.

In attendance were Steve Sargent, Dennis McCarthy, and Jason Gamel. Kyle Brown and Mike Toscano were absent. Rex Bowman was present for Community Management Professionals.

After review of the 3-24-10 minutes Steve made a motion to approve and Jason gave a second. Motion passed unanimously.

Dennis gave the landscaping report. Board agreed to the plan Dennis has proposed and unanimously agreed to a not to exceed amount of \$1,000 to complete the project. Steve reported he developed a work scope and board expectations and give to Country (Jason Baller) with the idea he would have a chance to improve. Rex was asked to e-mail/contact Country with expectations for plants around concrete overflow by large pond between Steve and Dennis homes. Rex agreed to do it.

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 March shows total assets of \$124,525.73 with \$92,572.95 of that amount in reserves. The delinquency report shows as of 3-31-10 the total delinquency is \$1,445.84. As of 4-20-10 that amount is \$5,415.39.

#### **Old Business**

1. Dennis has worked with Michael Douglas to find out how much problem it will be for the association to take over the website.
2. Gate repair was discussed both pedestrian and main gates. Dennis agreed to get quotes on main gates. Both repairs and new aluminum gates would be quoted.

#### **New Business**

- a. Rental issues for 2206 Ridgewind were discussed. Board agreed that short term rental could not be allowed and board would take all necessary action to stop any

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efforts to do that.

- b. Dennis proposed buying a new item for the play park. The board agreed it will be good for the park and community. Dennis agreed to purchase and would turn in the receipt for reimbursement.
- c. Next meeting was set for 5-19-2010 as scheduled.

The board request a copy of the new CD be provided to them when it was received. Rex agreed to talk with Maureen to get the copy.

Steve agreed to talk with Cliff Godley, our irrigation guy to adjust the irrigation heads around the Tennis court to keep the water off the court.

With no further business the meeting adjourned at 8:25 PM

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