

Estates at Windermere Homeowners Association
Board Meeting June 28, 2005
Stoneybrook West Golf Club
DRAFT MINUTES

OPEN FORUM: One owner present with no issues to present.

QUORUM ESTABLISHED:

- Present: Danny Humphress, Todd Rule, Kathy Sheppard
- Absent: Joe Relich and Dan Zanini

Meeting convened at 6:40pm by Humphress. Proof of Notice verified by posting at the Exit Gate of the Association.

APPROVAL OF MINUTES: A motion to approve the May Meeting Minutes as presented was made (Sheppard/Humphress) and carried.

TREASURER'S REPORT: Kathy Sheppard provided a written report for the record indicating the Association is \$1046 under budget for the month and \$6400 under budget year-to-date.

- Ms. Sheppard requested that the accountant book all AP invoices, so upcoming expenses can be seen on the monthly financials. Ms Rumely will pass this request on to the Accountant, Diane Romero-Lopez at Leland Management.

LANDSCAPE COMMITTEE: Janis Zanini provided a written report for the record. Subsequently the Board directed:

- Ms. Rumely to arrange for reimbursement of Ms. Zanini's expenses for the previously approved expenses of \$78.18
- Ms. Zanini may attempt repair of the damaged paint on the gate with sand paper and gloss black spray paint for aluminum.
- Ms. Rumely to request that PLM prune the palms around the tennis court and pull and kill the weed growing up the front fence.
- Ms. Rumely to find and hire a vendor to repair the brick end cap on the signature wall for no more than \$100; motion (Rule/Sheppard) made and carried
- Ms. Rumely to find and hire a vendor to take down the dead tree across from Mr. Humphress' home; motion (Rule/Humphress) made and carried to get the job done for no more than \$300.

ARC REPORT: reported by Ms. Sheppard for Mark Sheppard

- Several applications had been received and processed; no details were provided

MANAGER'S REPORT: Ms. Rumely summarized activities during May/June in a written report previously provided to the Board of Directors.

- Rumely reported that the insurance premium for property insurance for the tot lot and tennis court came in at \$114/hr well under the \$500 previously quoted.
- Rumely reported the gate box keypad had been replaced in 2003 with a 1 yr warranty, which means the recent replacement was not replaced under warranty.

- Rumely presented a draft copy of the Road & Storm Drainage report from Engineer Rick Ortiz of the Davidson Design Group. She reported she had previously emailed a copy of the 2003 report for comparison. Rumely will request a price quote from Mr. Ortiz to attend the next Board meeting and discuss his findings and recommendations with the Board. It will be emailed in advance for a decision by the Board to have him or not.

OLD BUSINESS:

- Sidewalk repair at 2405 Ridgewind residence is pending; awaiting Tri-County Concrete to schedule the repair. The board requested another contact and insistence that the work be done sooner rather than later
- Tree root removal –Rumely provided a bid for grading soil and sodding from PLM. The Board decided to ask Ms. Sheppard to look at another option.
- Tot Lot rematting bid – Rumely provided another bid from All About Cleaning an Maintenance at \$1700, approx \$125 less than PLM's bid. The Board opted to put off doing this project for a while longer.
- Streetlight – Rumely reported the light at the end of WB and RW to PEF and found another on all the time at 2515 RW.
- Guard House critter removal –inspection by Joe Relich indicates the Guard House is critter free and no further work is needed.
- Tennis court-net tightening handle – the Board requested Ms. Rumely seek a proposal for repair by a tennis court company.
- Algae bloom in middle pond – Ms. Rumely presented a report on the consultation with Aquatic Systems and a proposal for lake management for \$170/mo (18 visits instead of 12). A motion (Rule/Humphress) was made and carried to give The Lake Doctors their 30-day termination notice to be effective July 30th and to hire Aquatic Systems. Mr. Humphress signed the Aquatic Systems' proposal for lake management services.
- Mischief letter – The Board asked Ms. Zanini to remind Mr. Zanini a draft letter is expected by the Board for review.
- Additional tree replacement bids were considered – all are higher and do not include installation. A motion (Humphress/Rule) was made and carried to accept PLM's bid to purchase, deliver and install 4 Hi Rise oaks for \$485/tree. The Board directed Rumely to request the trees be staked.
- Guard House- blinds and tinted windows – no report yet; Ms. Zanini will check on tinting and Mr. Humphress will check on blinds

NEW BUSINESS:

- Ms. Rumely offered to have the monthly financials and reports emailed rather than mailed in an effort to save postage and office supplies.
- Future meeting dates – Rumely to contact Stoneybrook West for the week of July 25th, except Monday.
- Mr. Humphress presented a letter request from a homeowner to hold the Annual Triathlon of Family Christian School in the community. A motion (Sheppard/Rule) was made and carried to allow this event under the conditions described in the principal's letter and upon receipt of a liability waiver from the School principal and each parent of a participating child. This event is scheduled for September 9th, a Friday, from 10am to 1pm. Ms. Rumely is to contact the school and provide forms for completion to the principal and the parents.

- Ms. Rumely requested approval to pay an outstanding invoice (3/9/05-10191) to PLM; after discussion, approval was given pay the invoice minus \$175 for 5 nozzles and 1 hr of labor, which reflects work Chris Hubbard/PLM advised would be done at no charge after the re-sodding project.

ADJOURNMENT: Motion (Humphress/Rule) was made and carried to adjourn the meeting at 8:30pm.

MINUTES: taken by Carol Rumely, Association Manager