

ESTATES AT WINDERMERE

Board of Directors Meeting

Stoneybrook West Golf Club

Minutes

June 15, 2006

Establish Quorum- Present: Joe Relich, Kathie Glass, Kathy Sheppard, Janis Zanini, Kara Lynch & Kris Schaffer from Community Management Professionals (CMP)

Absent: Todd Rule, Ragini Patel.

Call to Order and Proof of Notice- 7:00, sign out 48 hours and letter sent to community

Approval of Prior Meeting Minutes- Joe moves to approve, Kathy seconds, all approve

Landscape Committee Update- Janis

- ◆ Signature wall light is not working properly
- ◆ Grass in pond area is high
- ◆ Weedy at the end on the front closest to Waterford Pointe
- ◆ Grass is brown at McKinnon
- ◆ Nanak contacted Janis regarding unpaid bill. SWP did not pay bill. A copy of the bill given to Kris for immediate payment.
- ◆ PLM replaced Hawthorne and mulch where they had made irrigation repairs
- ◆ PLM is not mowing at the end of community
- ◆ Impatiens at play park need more water and soil
- ◆ Irrigation reports: Janis to ask for more details.

ARB Update-Mark Sheppard

- ◆ One outstanding ARB application: 2618's stonework
- ◆ Approvals for additions are three months into a 6 month period. Decided that the 6 month time period should begin when actual construction begins.
- ◆ Two house paintings have taken place without ARB application or approvals. Kris to send violations letters.

Introduction of and Welcome to New Management Company and Kris Schaffer

Play Park Committee discussions- Steve Sargent (play park committee)

- ◆ Feedback from Block party was about 50% for replacement and 50% against replacement
- ◆ Issue with current equipment: 1) doesn't meet codes; 2) safety issues 3) cannot replace existing equipment due to no vendors.
- ◆ Play park committee selected a good product replacement
- ◆ Steve feels the play park is an asset and should be replaced
- ◆ The surface material with padding compacts over years: will need to be replaced every 2-3 years and will cost approximately \$500 to replaced
- ◆ No other maintenance. Manufacturer's warranty is 2 years & Little Tykes warranty is 15 years on materials
- ◆ Tear Down of old equipment (safety issues).
 - ◆ Kathy Sheppard moved to remove old equipment. Kathie Glass seconded, all approve. Kris has bid for less than \$1000.

Open forum for discussions of play park plan:

General discussion and other possibilities ensued.

General discussion of upcoming expenses, reserve account funds and requirements

Committee suggested a survey letter go out to the community for comments or ideas for this common area.

Members of the community will do this by next week.

Treasurer's Update-Kathy Sheppard

- ◆ Provided a Balance Sheet and P&L to the board
- ◆ Provided a summary Report to the board
 - ◆ YTD \$6,482 over budget: this includes \$17,813 spent on non budgeted items (Landscaping, well pump, sidewalk and curb repairs)
 - ◆ Reserves \$18,860 available between Misc Reserves and Working Capital
 - ◆ Other Reserves include \$28,266 Road Reserves & 2,700 in Road inspection reserves
 - ◆ Cash Flow:
 - ◆ \$7,913 total in operating accounts available cash through June: \$350 in a delinquent fee-Kris to send letter
 - ◆ \$11,000 in projected expenses through end of June
 - ◆ Tax Return has not been done by SWP's accountant. Kris to turn over to CMP's accountant.

Manager's Update-

- ◆ Homeowner Violations-Kris will prepare for Board to review by next meeting

Old Business

- ◆ Well Pump repair status (magnetic starter problem): Kris to talk to PLM
- ◆ Weed wacking around ponds (and around trees) not being done: Kris to talk to PLM
- ◆ Repair of chain link gate at pond: SWP did not get this done. Kathy gave Kris the bid and he will proceed.
- ◆ Project List Status- no status
- ◆ Security System Status- no status
- ◆ ReNew Grant status – Janis
 - ◆ Kathy Brown is obtaining bids on repainting the signature wall signs
 - ◆ Landscaping: Janis has two bids and if working on third one (approximately \$6,000)
 - ◆ Trimming trees: Janis is working on getting bids (\$1,400-\$3,400)
 - ◆ Application is slated to be submitted in August

New Business-

- ◆ Web site: Kathy reports the Web site is being designed by Michael Douglas and should be up and running soon. The HOA will own web site. Cost for designing Web site is one time fee of \$200, and \$165/year for hosting and updating.

Open Forum for Homeowners

Adjournment-.10:00 pm

Minutes taken by Kathy Sheppard