

The Estates at Windermere HOA

Board of Directors Meeting
Health Central
10000 W. Colonial Dr.
Bradford room
Wednesday June 18, 2008

MINUTES

Directors Meeting was called to order at 6:42 p.m.

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

After review of the 5-21-08 minutes Kathy Sheppard made a motion to approve the minutes and Steve Sargent gave a second to the motion. Motion passed unanimously.

Tina Bruefach had sent the following report for board review. Steve explained the report to the board.

- *3 Oak trees have been planted.*
- *Jasmine has been planted as planned.*
- *Sod has been placed at playpark at site of old oak tree stump*
- *Irrigation circuit breaker panel replaced*
- *Well and pump checked, needs rubber ring replaced. Work has been lined up to be completed.*
- *Most Low limbs of Oaks have been trimmed.*

Gary will undergo surgery July 3rd, out for 4 wks but can be reached by phone after 2 wks.

Area where roundup used on Lampkin property near sidewalk looks same as front and side yard. Flag placed at our common area property line. Rex was instructed to contact Mr. Lampkin to let him know about the mistake and inform him the HOA will replace the sod or pay for him to do it.

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The Treasurers report was given by Kathy Sheppard.

Manager report was given by Rex Bowman.

Financial report for May shows total assets of \$83,236.62 with \$66,212.03 of that amount in reserves. The delinquency report shows as of 5-31-08 the total delinquency is \$3,957.20. As of today the total is \$25.00.

Sidewalk cleaning has been completed.

We now have 38 active violations. Today's inspection violations were 21. A copy of report was given to all board members present.

Letter to Track "J" owners was given to every board member.

The newsletter status was discussed. Dennis noted the newsletter was going in the mail today so everyone should get soon.

Sidewalk repairs were discussed. Kyle agreed to add items from the community inspection required work list to his list to complete.

Road Reserves Amendment Change was tabled until the next meeting.

The new phase 3 street sign project was discussed. The number of street signs and children at play signs were discussed. After the final decision was made Kathy noted the cost would be around \$2,000.

Aquatic Systems Renewal was discussed and Board agreed to keep them even with the cost increase.

Guardhouse Door replacement was tabled till next meeting. Rex was instructed to bring the quotes to the meeting. Steve noted Tina also had some quotes and he would bring them to the meeting.

With no further business the meeting adjourned at 8:40 PM

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