

The Estates at Windermere HOA

Board of Directors Meeting
Health Central
10000 W. Colonial Dr.
Bradford room
Wednesday September 17, 2008

MINUTES

Directors Meeting was called to order at 6:37 p.m.

In attendance were Steve Sargent, Kathy Sheppard, Kathie Glass, Mike Whitethorn and Dennis McCarthy. Jason Gamel, and Kyle Brown, was absent. Rex Bowman was present for Community Management Professionals plus 1 homeowner.

After review of the August 20, 2008 minutes Kathie Glass made a motion to approve the minutes and Kathy Sheppard gave a second to the motion. Motion passed unanimously.

Landscape report was given by Tina. The September plan for next month includes;

1. Recommend hiring new Landscape Company – Bids Enclosed, I recommend Godley's- all aspects within 1 company-Irrigation, Landscape maintenance, fertilization, tree install and pruning.
2. Recommend firing EPLS-weeds out of control,
3. Sod replacement- area on north and south side of McKinnon, between homes near sidewalk by well, area between Kim and Lobo.
Budgeted for and have \$3000-
4. All beds need to be mulched –Budgeted \$1800,spent \$13.31-**NEED \$3000**
5. Need to remove dead Indian Hawthorne under Oaks on each side of McKinnon, can place sod, or Liriope grass-**4 PALLETS SOD AND LABOR=\$1300**
6. Need some annuals under Robellini Budget-\$750-have \$497.00
7. Recommend replacing Oak tree down during storm at Eve's house, and planting 3 Crepe myrtles in front of retention between Sargent and Mueller, Plant either 2-3 Oaks along road in front of pond across from Mueller. Plant Oak or Palms on left side of Tennis courts, near property line. Have \$2455.00

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8. Suggest letter to be sent to homeowners who do not maintain their trees at street.
9. Add 30 more variegated jasmine under Ligustrum trees inside and outside gate -\$75.00-materials –GARY TO DO

After Board discussion Kathie Glass made a motion to approve \$7,500 for the above mentioned projects Tina has planned. Dennis gave a second and the motion passed unanimously.

No ARB report was given. Chris Muller was not present and didn't give a report.

Kathy Sheppard gave the financial report.

Expenses

\$71,338 Total expenses for Jan-Aug

\$79,590 Total BUDGETED for Jan-Aug

YTD: \$8,252 UNDER budget

Sidewalk Repairs, Road striping, Guard house door replacement, and area between 2309 & 2315 Expenses to come.

RESERVES:

\$14,479 Misc Reserves

\$11,443 Working Capital

\$ 1,325 Community Fixtures

\$ 662 Recreation

\$ 662 Future project

\$28,571 Total Available to spend - Emergencies, etc.

OTHER RESERVES:

\$37,613 Road Reserves

\$ 1,897 Road Inspection Reserves

\$ 117 Gate and Operators Note: spent \$2000 for part of the gate operator deposit April, & \$1289.37 for May (remaind. of yr's accrual)

\$ 414 Tennis Court

\$ 631 Fence

\$40,672 Total other Reserves

****note: Five houses currently for sale: Potential Working Capital income of \$6,600.**

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Cash Flow

\$ 16,178 in current operating bank account
\$ 20 Late HOA fee
\$ 3,500 Estimated Guard House Door Replacement
\$ 1,340 Estimated Road Stripe cost
\$10,000 Estimated Side Walk Repairs
\$ 7,000 Estimated Routine expenses Sept
\$ 5,642 Projected total available cash through end of Sept.

Manager report was given by Rex Bowman.

Financial report for August shows total assets of \$90,481.71 with \$69,242.95 of that amount in reserves. The delinquency report shows as of 8-31-08 the total delinquency is \$20.00.

We have 42 open violations. Board was given a packet. Ten (10) were from inspection this week awaiting approval to send out.

Track "J" Sod quote came in for \$7,125.00. Suggestion was added.

Landscaping quotes are in thanks to Tina. Here are results

- a. Quintana monthly \$2,750 Landscape only
- b. Nanak's Monthly \$2,479 Landscape Only
- c. Godley's Monthly \$2,750 Landscape Only
- d. Godley's Monthly \$4,025 everything (Maybe \$100 mo less Irrigation.)
- e.

Guard house doors have been installed. Tint that matches the windows will be installed tomorrow.

The newsletter status was discussed. Dennis explained that the committee was still trying to locate information but the newsletter will be finalized by the end of the month.

Road Reserves Amendment Change was discussed. Steve agreed to talk to Jason to see if he would still be able to devote the time required to complete the task.

The Track "J" area was discussed. Tina Volunteered to roundup the weeds and unwanted grass. The amount of Sod could then be calculated.

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The rough draft budget for 2009 was reviewed and discussed. The board decided to finalize at a later date.

With no further business the meeting adjourned at 9:20 PM.

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