

## The Estates at Windermere HOA

Board of Directors Meeting  
Health Central  
10000 W. Colonial Dr.  
Bradford room  
Wednesday October 15, 2008

### MINUTES

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

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

After review of the September 17, 2008 minutes Kathy Sheppard made a motion to approve the minutes and Steve Sargent gave a second to the motion. Motion passed unanimously.

Landscape report was given by Tina.

Sod, trees, mulch and annuals done by Godleys

Well pump keeps tripping, S&S irrigation has looked at this and feel it is control box for well pump.

S&S irrigation will do monthly or bimonthly checks at 30\$ hr, will do a month as trial to evaluate cost.

Need 10 bags of mulch for jasmine –Gary will do,

Gary is having liver surgery Nov. 19th and will not be able to work for min. 2 wks. , recommend hiring Quintana for landscape, Godleys for tree, sod, mulch work, S&S for irrigation.

After Board discussion the decision was made to wait till later to make the decision to change landscaping companies. The thought was to take advantage of the \$500 per month savings until January 09 or February 09. This would also give Gary time to recover from his surgery.

Chris Muller gave the ARB report to update the board on all activity in the community.

Kathy Sheppard gave the financial report.

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Expenses

\$71,338 Total expenses for Jan-Sept  
\$79,590 Total BUDGETED for Jan-Sept

YTD:

\$8,252 UNDER budget

Sidewalk Repairs (approx \$10,000), New Landscaping (Approx \$7,800) and area between 2309 & 2315 (Tract J) Expenses to come.

RESERVES:

\$11,865 Misc Reserves NOTE: spent \$2,625+\$185 for guard house doors and tinting  
\$11,457 Working Capital  
\$ 1,325 Community Fixtures  
\$ 662 Recreation  
\$ 662 Future project  
\$25,971 Total Available to spend - Emergencies, etc.

OTHER RESERVES:

\$36,596 Road Reserves NOTE: spent \$1,340 for perma stripes  
\$ 2,019 Road Inspection Reserves  
\$ 139 Gate and Operators Note: spent \$2000 for part of the gate operator  
deposit April, & \$1289.37 for May (remainder of yr's accrual)  
\$ 414 Tennis Court  
\$ 631 Fence  
\$39,799 Total other Reserves

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

Cash Flow

\$ 15,488 in current operating bank account  
\$ 20 Late HOA fee  
\$ 29,140 Incoming 4th qtr HOA fees  
\$ 7,835 New Landscaping  
\$ 10,000 Estimated Side Walk Repairs  
\$ 3,000 Tract J sod  
\$ 21,000 Estimated Routine expenses Oct-Dec

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\$ 2,813 Projected total available cash through end of Dec.

The newsletter status was discussed. Steve mentioned he had sent an article and he thought it would have been out by now.

Sidewalk repair status was discussed. Kyle gave a report on what he found out and what he thought best for the community. He thought grinding would solve most problems and replacement of a few sections would be necessary. Kyle noted we could reduce the \$10,000 cost substantially by the grinding. Kathy made a motion to approve a not to exceed amount of \$6,000 for Kyle to complete his plan. Jayson gave a second and the motion passed unanimously.

Road Reserves Amendment Change was discussed. Jason gave a copy of his recommended changes to all board members. The board agreed to the changes with minor wording changes. Jason agreed to complete the final changes and Rex agreed to get to the attorney for review and approval.

The Track "J" area was discussed. The board agreed that changing all the sod would not be necessary. The board decided to make the final decision next month.

The rough draft budget for 2009 was reviewed and discussed. After reviewing the options on the percentage increase of the 2009 budget, Jayson made a motion to increase the assessments next year to 5% higher than 2008. Kyle gave a second and the motion passed unanimously.

After a few changes were made to the proposed budget, Kathy made a motion to approve the draft budget for 2009. Steve gave a second and the motion passed unanimously.

A discussion was held about soccer goals, Tether ball post, and Volleyball net. Steve gave the explanation on what Dennis had in mind. The board agreed to wait until Dennis was present to make a decision.

With no further business the meeting adjourned at 9:05 PM.

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