

Estates at Windermere HOA
Board of Directors Meeting
Health Central
10000 W. Colonial Dr.
Bradford room
Wednesday November 19th, 2008

Directors meeting was called to order at 6:45pm

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

After review of the October 15th 2008 minutes Jason Gamel made a motion to approve the minutes and Dennis McCarthy gave a second to the motion. Motion passed unanimously.

Landscape report was given by Tina Bruefach.

Gary and crew trimmed trees along McKinnon and replaced a few dying shrubs at the entrance. Gary has been asked to lower the hedges in front of the tennis courts to match the height of the hedge on the sides of the court. Tina asked about the boards plan to hire a new landscaping company. The board voted unanimously to give Gary's company notice in January of a March 1st termination date.

ARB report: Chris Muller was absent but called in the report to Steve Sargent.

The Meyers, Silveira, Bolanovich, and Rule families have on-going construction. The Moody's have received a fence approval. The family with the trampoline (discussed at the previous meeting) removed damaged sections (Chris felt they have complied with the request). The homeowner did complain to Chris about the political signs in the neighborhood.

Financial report: Kathy Sheppard was not present to provide the report.

The board reviewed the material as provided by CMP; no irregularities were noted but the board agreed that Kathy would review and adjust as necessary. Kathie Glass had a question regarding CMP's new late fee processing charge that appeared; Rex and Kathy Sheppard were not present to respond so questions will be addressed at the next meeting.

Managers Report

Rex Bowman was not present to provide the managers report; the board review the data provided by Rex. Rex did complete a community inspection and made note of 4 properties he felt may be in violation. The board reviewed the report and decided unanimously not to send any notices this month. These properties will be reviewed during the next inspection and violations will be sent if still in question.

December BOD HOA Meeting

The board decided unanimously not to meet next month unless there is a special need or emergency.

The BOD HOA Annual Meeting is scheduled for January 21st, 2009.

Newsletter

The next newsletter is expected to go out in January. Lisa McCarthy expressed concern that the company now providing the newsletter may not be in business as they are having difficulty finding and keeping sponsors.

Sidewalk repairs

Kyle said the grinding is proceeding (more slowly than expected – about 70% done) and expects them to be done by the end of the week and still expects to have the sections that have to be re-poured completed before year end. The board agreed that the county would be notified of repairs completion when the sidewalk project is completed.

Road Reserve Amendment

Jason reported that he has drafted an amendment, but that after further reading and re-reading of the documents that he does not believe we need to amend them, and suggested that we create a new road reserve account leaving the original account at the capped amount and depositing all future road reserves into the new account. He has a colleague who will also review our documents for a second opinion. Update (12/10/2008): Jason's colleague agreed that we are not limited to road reserves of \$35,000 and should be able to open up a new account for general road reserves. Jason did feel section 10.5 could be "cleaned up" to be more understandable if the board did choose to make changes.

Tract J discussion

The board decided to table further discussion regarding improvement of the area between the Lobo's and Kim's homes until spring.

Renew Grant Discussion

The board and CMP have not received the renew grant documents from Mindy Reeth yet, to be kept for HOA records. There was more discussion that we should apply again in the future for additional improvements. Mindy had volunteered to assist again and Kathy Brown had also expressed an interest in helping with future renew grant efforts.

Recreation Projects

Dennis McCarthy presented information and pricing for the soccer goals, volleyball, and tetherball equipment. After reviewing the information and a discussion the board voted unanimously to approve up to \$3500 to purchase the equipment from PW Athletic Mfg. Co.

Dennis McCarthy mentioned that some of the stakes securing the mulch, at the play park, were lifting and needed to be hammered down. Kyle said he had a sledge hammer and that he would take care of that.

Steve Sargent told the board that the tennis courts net center strap was broken and in need of replacement. Steve said he would check the invoice for the previous purchase (of a center strap) to confirm approximate cost and will coordinate with Dennis to complete the repair.

With no further business the meeting was adjourned at 8:40pm

Submitted by Steve Sargent

For the Board of Directors