

The Estates at Windermere HOA

October 21, 2009

Board Meeting Minutes

Page 1 of 3

The Estates at Windermere HOA

Board of Directors Meeting

Health Central

10000 W. Colonial Dr.

Bradford room

Wednesday October 21, 2009

MINUTES

Directors Meeting was called to order at 6:36 p.m.

In attendance were Steve Sargent, Kathy Sheppard, Jason Gamel, and Kyle Brown. Mike Whitethorn was absent. Rex Bowman was present for Community Management Professionals. A quorum was established. Notice was served by the display board sign at the community gate.

After review of the 9-16-09 minutes Steve made a motion to approve. Kathy gave a second. Motion passed unanimously.

Landscape report was given by Steve. Mulch quotes were reviewed by the board. Godley's Landscaping gave the best price at \$35.00 per yard for the 120 yards needed to complete the community for total of \$4,200. Kathy made a motion to give the contract to Godley's Landscaping to install the Mulch. Steve gave a second to the motion and the motion passed unanimously. Rex was asked by the board to contact Godley to mulch the community. Steve told Rex to have Mark contact Tina with any questions.

The special play park mulch was discussed by the board. Steve had a quote purchase and delivers the play park mulch for under \$1,000. Kyle made a motion the special mulch be purchased for the play park and Jason gave a second. The motion passed unanimously.

The Estates at Windermere HOA

October 21, 2009

Board Meeting Minutes

Page 2 of 3

The Treasurers report was given by Kathy Sheppard. Kathy noted we are \$9,000 under budget at this time but we do have other things that need to be purchased before the end of the year.

Manager's report was given by Rex Bowman.

1. Financial report for September shows total assets of \$103,764.11 with \$83,577.54 of that amount in reserves. The delinquency report shows as of 9-30-09 the total delinquency is \$3.71. As of today 10-21-09 that amount is \$2,786.35.
2. We show 27 active violations (only 13 owners). Copy was given to the board. Inspection was completed on 9-14-09.
3. Mulch quotes are Proscape 120 yard price is 45 per Yd. (\$5400), Budd Group 120 yard price is \$40 per Yd., (\$4800), Country at \$48.50 per Yd., (\$5,820). Godley quoted \$35.00 per yard that will equal \$4,200.

ARB paint colors were discussed. Kyle noted his wife would do great picking out the colors to be approved for the community. The board thanked him and gave him the Color Wheel sample book for her to review.

Fountain repairs were discussed. Rex was asked to contact Forthright to see if they had completed fountain repairs.

Signs on the gate were discussed. After considering all points of view the board agreed no signs would be allowed on the gate. This would eliminate any possible complaints about not being treated fairly.

Neighborhood alerts were discussed. The board agreed the social committee did a great job notifying the community of concerns. The board noted the committee might help the safety concerns of kids around the front gate area doing unsafe acts plus possibly hurting them.

The 2010 budget was discussed and items were identified that could be reduced. One item was CMP (community Management Professionals) possible eliminating an increase by reducing the number of meetings down

The Estates at Windermere HOA

October 21, 2009

Board Meeting Minutes

Page 3 of 3

to 8 (eight) which would save the community about \$588 for 2010. Because of the hard times the board noted they wanted to not increase the dues for 2010. Kyle made a motion to not increase the assessments for 2010 and adjust expenditures to make that happen. Steve gave a second and the motion carried unanimously. The final budget would be completed at the next Board meeting on November 18, 2009.

Homeowner complaints about violations were discussed. Rex was asked to draft a letter to owners explaining the policy of treating everyone the same and letting them know they were not being picked on.

With no further business the meeting adjourned at 8:02 PM

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