

WINDERMERE HOMEOWNERS' ASSOCIATION

BOARD MEETING

Board Meeting Minutes
December 19, 2022 / 7:00 pm
In-person

1. Call to Order

Meeting called to order at 7:20 p.m. Quorum requirement met.

Chad Ertel, Kirkpatrick Management Company (KMC) Community Manager

Directors present included:

Don Wyatt – President (term 01/01/2021 - 01/01/2023)

Erica Wise – Member at Large (term 11/01/2022 - 01/01/2024)

Brian Butler – Secretary (term 01/01/2022 – 01/01/2024)

Meg Shanley – Interim Treasurer (through 1/1/2023), Member at Large (term 09/17/2022 – 01/01/2024)

Greg Estell – Member at Large (term 01/01/2021 - 01/01/2023)

Directors not present:

Jason Luebke, Member at Large (term 01/01/2021 - 01/01/2023)

2. Review November Minutes

- November 21, 2022 minutes – motion by Don (as amended), second by Meg, motion carries.

3. Treasurer's Report:

- Delinquency Report: Update below.
 - Resident on Cheswick Lane – proceeding with collections due to numerous non-sufficient fund issues
 - Resident on Springston Court – judgement entered - pay plan to start in December.
- Receivables report – not reported this month from KMC.

4. Management/Vendor Report:

- **Landscaping**
 - Leaf cleanup final inspection this week.
 - Irrigation system: Systems are off. No update on broken BFP at Heritage Green entrance.
 - Tree trimming – Additional quotes received from Oncore.
 - Dead tree list compiled to review for action.
- **Playground & Recreation Courts**
 - **Playground equipment:**

ACTION: Brian Butler, Jason Luebke and Joe Paulson (resident) to work on this initiative for replacement of playground equipment. Intent to post survey during winter break and keep up until a few days after school resumes in January. Design efforts to begin once survey data is gathered.

- **Sealcoating**
KMC to revisit bids from vendors, board to review / approve in January for work to occur in May 2023.
- **Violation report**
 - Discussion of homes in legal stage.
 - Windermere Blvd – rock
 - Lakeland – garage addition
 - Bent Tree – street light
 - Muirfield Trace - fence

5. Old Business

- None discussed.

6. New Business

- Removal of dead HOA trees (5 trees for \$3300 to Oncore) – motioned by Don, seconded by Meg, motion carries.

7. Next Meeting & Adjournment

Next Board of Directors Meeting will be Monday, January 16, 2023 at 7:00 pm. Unless otherwise noted on the Windermere website, the meeting will be via teleconference.

Meeting adjourned meeting at 8:10 pm.

Submitted: Brian Butler, Secretary
Windermere Homeowners' Association