

WINDERMERE HOMEOWNERS ASSOCIATION BOARD MEETING

July 13thth, 2015

The Board meeting was held at a local restaurant. The meeting was called to order at approximately 7:05 pm.

Board members in attendance:

Rob Newton Robert Orr Mike Shanley

CASI Representative in attendance:

Dana Stout

I. NEW BUSINESS

HOMEOWNER CONCERN: The Board discussed concerns from a homeowner about some HOA landscaping that was placed on his property years ago and just came to our attention. Survey studies appear to confirm the homeowner's concerns.

DISCUSSIONS: The Board discussed the issue and a MOTION was made to send a letter to the homeowner regarding mediation of the violations on their property. The MOTION was seconded and carried unanimously with one abstention.

BUDGETARY CONCERNS: The Board discussed general budgetary planning for 2016. As our neighborhood has aged, we have been challenged to deal with issues that were not budgetary priorities when our neighborhood was in it's infancy. For example, there are numerous areas of fencing in common areas that are in need of repair. The Board has been trying to formulate well thought out, long term strategies for addressing these, and numerous other (tree replacement, arch and monument repair, walking paths, etc) issues facing our neighborhood.

DISCUSSIONS: The Board discussed the issue in depth but felt that more information would be needed to address the issue. Dana will check to see if a reserve study was done sometime in the past. If so, then that will be considered for future budgetary planning. If not, then the Board felt that it would be in the homeowner's best interest to have a reserve study commissioned such that a long-term budget forecast can be put in place. This would mitigate any need for surprise 'special assessments' to deal with urgent budgetary crisis' and provide a better rationale if any increase in dues is necessary in the future. Therefore, the issue was tabled for the time being.

CASI MANAGEMENT REPORT: Dana Stout, in anticipation of the month's meeting, distributed the following information to the Board for consideration/discussion:

WHOA, INC.:

1. Proposed agenda/Management Report;

2. Delinquency Summary with Notes Report;
3. Covenant Summary Report;
4. Architectural Control Forms;
5. Windermere Call Log;
6. Delinquent and Prepaid Report;
7. Check Disbursement Report;
8. Account Settlement Report.

CALL/E-MAIL LOG:

The Board reviewed the number of calls and e-mails from homeowners to CASI (100 over the past month regarding a number of issues) and reiterated the importance of Dana and CASI to respond in a timely manner. The Board reviewed the responses and determined that CASI had properly responded to the concerns.

II. OLD BUSINESS

HARSCAPING ETC: Agreements have been signed and we are on vendor's schedules to: paint playground equipment, stop sign posts and lamp posts, replace swings, repair the pool ADA lift, and replace the arch at 9901 Crosswinds.

MONUMENT CONCERNS: The Board was informed that a preliminary report from the engineering company regarding the extent, and cause, of damage has been completed but we are still awaiting the final report. It appears that some of the damage may have been caused by lack of weep holes near the base of the monuments.

DISCUSSIONS: The Board had a general discussion on the matter given the lack of 'final' information. However, pending an unforeseen issue exceeding previously allotted costs, a MOTION was made to allow Dana to approve selection of replacement bricks for the monument so that repair can occur in a timely fashion. The MOTION was seconded and carried unanimously with one abstention.

TREE CONCERNS: The Board was made aware that a comprehensive tree replacement plan has been completed and there is a plan to review that in the next few weeks.

DISCUSSIONS: The Board has discussed the tree replacement issue extensively. A long term tree replacement plan will be necessary to avoid drastic changes in our dues, or need for a special assessment.

HOME NEGLECT ISSUES: The Board reviewed issues pertaining to Mapleton Court.

DISCUSSIONS: The Board reviewed this issue again. While some issues have been addressed, the Board feels that several issues have not been sufficiently addressed. The

covenant violations / concerns are to the point that the Board felt further action needed to be enacted. Therefore, a MOTION was made to have counsel send a letter regarding mediation of the violations on the property. The MOTION was seconded and approved unanimously with one abstention.

MAILING CONCERN: The Board reviewed the issue to approve funding for mass mailing of information regarding: sidewalk issues, tree issues, mailboxes, and notification of the annual HOA meeting.

DISCUSSION: The Board discussed the issue and it is mandatory to notify homeowners of the HOA meeting. Therefore a MOTION was made to approve funding for the mailing to go out. The motion was seconded and carried unanimously with one abstention.

TREE BUDGET CONCERNS: The Board reviewed this year's budget which allows for \$20,000 for tree removal. The Board noted that there were no funds designated for tree replacement and arch maintenance/replacement

DISCUSSION: The Board discussed the issue and felt that it was important to have balance on tree removal and replacement. Therefore, a MOTION was made to change the budget which would allow spending up to \$10,000 for tree removal with a focus on areas that may pose the greatest safety threat. The MOTION was seconded and carried unanimously with one abstention.

NEXT MONTH'S MONTHLY BOARD MEETING

The next Board meeting will be held on August 11th, 2015 at TBD at 7:00 p.m.

ADJOURNMENT

This month's Board meeting was adjourned at approximately 9:20 pm.