

# WINDERMERE HOMEOWNERS' ASSOCIATION BOARD MEETING

Board Meeting Minutes  
July 19, 2021 / 7:00 pm/ Teleconference

## 1. Call to Order

Don Wyatt called the meeting to order at 7:00pm

Directors present included:

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

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

Greg Estell – Member at Large (term 18/01/2021 - 01/01/2023)

Chad Ertel, Kirkpatrick Management Company (KMC) Community Manager

Absent directors were:

Mike Brown - Treasurer (term 01/01/2019 - 01/01/2021)

Erica Wise – Member at Large (term 11/01/2020 - 01/01/2022)

Tony Scott – Secretary (term 01/01/2020 - 01/01/2022) – position resigned

Guests: None

## 2. Review June 2021 Meeting Minutes

- June Meeting Minutes were reviewed and approved.
- The board acknowledges the resignation of Tony Scott – Secretary due to moving away from Windermere Community. Thanks to Tony for his time with the Windermere BOD.

## 3. Treasurer's Report:

- Delinquency Report:
  - Discussed various accounts and actions being taken.
- Treasurer's report
  - Financials Reviewed:

## 4. Management Report:

- **Vendor Report:**
  - **Landscaping**
    - I am meeting with Patrick on Monday to drive through the community.
  - **Pool**
    - Pump # 2 now needs replaced. All else status quo.
  - **Irrigation**
    - On and running.

- **Special Projects**
  - Chad is working on electronic map for mowing/easements/etc. and will have that completed in the next couple of months.
- **Ponds**
  - Algae is now being treated weekly. No complaints from homeowners yet.
  - Geese Wranglers removed all geese that were on site at that time. .
- **Architectural Review**
  - Applications continue to be processed. Nothing new to report.
- **Violation Log**
  - Board reviewed latest violation log and voted to elevate select properties to HOA attorney for legal action.
- **Maintenance Report**
  - Common area drainage project – Chad to get 3 bids total.
- **Misc.**
  - Governors Lane entrance project was awarded to Arkenau Landscaping after board approved via email.

## 5. Violations Report

- **Violations**
  - Chad provided details of separate accounts violations together with remedial actions and negotiations.

## 6. Old Business

- **None discusses due to limited time & attendace**

## 7. New Business

- **None**

No further business.

## 8. Adjourn

Next Board of Directors Meeting will be on August 16<sup>th</sup>, 2021 at 7:00 pm. Unless otherwise noted on the Windermere website, the meeting will be teleconferenced pending COVID-19 situation.

**Meeting adjourned meeting at 7:43 pm.**

Submitted by Don Wyatt  
Windermere Homeowners' Association