

Windermere Homeowners Association
Board Meeting
March 20, 2023 via Zoom teleconferencing

1. Call to Order - Don Wyatt called the Board meeting to order at 7:04 pm. The following were present:

Chad Ertel - Kirkpatrick Management Company (KMC)

Don Wyatt - President (term 1/1/2023 - 1/1/2025)

Greg Estell - Vice-President (term 1/1/2023 - 1/1/2025)

Meg Shanley - Treasurer (term 9/17/2022 - 1/1/2024)

Erica Wise - Member at Large (term 11/1/2022 - 1/1/2024)

Brent Huber - Member at Large (term 1/1/2023 - 1/1/2025)

Absent Board members were:

Brian Butler - Secretary (term 1/1/2022 - 1/1/2024)

Jason Luebke - Member at Large (1/1/2023 - 1/1/2025)

3. Review/Approval of January Board meeting minutes
February meeting minutes were reviewed; amendments recommended to be made at conclusion of meeting. Motion made by Don Wyatt to approve amended minutes; second by Erica Wise. Motion carried.
4. Treasurer's Report
Delinquency Report - Lien filed on February 21, 2023 against property on Springston Court; HOA can foreclose on property after 90 days. Remaining delinquent properties are on track with payment plans or are going through the notice process per Windermere rules and covenants.

Aging report was reviewed by BOD. BOD to move forward on reducing accounts receivable starting with oldest accounts each month.

5. Management Report
 - KMC to follow up regarding vendors for repeated Reserve Study for best options.
 - KMC to follow up with Windermere Swim Team regarding its preference for deep blue or black tile color.
 - KMC to follow up with Complete Irrigation regarding their timing of community irrigation opening. Right now irrigation opening is slated for April.
 - ProCare to begin mulching common areas March 21; will start in the park. BOD members will be present at the park to discuss volcano mulching around trees.
 - BOD and KMC met with Landscape Solutions regarding community tree trimming and specified expectations.
 - HASCO is slated to sealcoat community park parking lot mid-May.
 - BOD directed KMC to pursue sports courts resurfacing/crack repairs correction

with Leslie's. Leslie's used a different repair material for surface cracks than what was agreed upon with HOA without discussing/notifying BOD in advance. Tennis and basketball courts are showing cracks less than 6 months after work as done.

- Rusty's Geese Control contract is signed; Rusty's will begin oiling eggs and monitoring geese activity.

- Violations:

- a. Bent Tree Circle - neither OpenDoor or the title company handling the close of this property in February 2023 collected monies due Windermere HOA for outstanding violations. A bill for these fees was sent to OpenDoor; BOD directed KMC to send a bill to the title company as well for collections.
- b. Lakeland - homeowner not responsive to HOA communication. Complaint was filed with the County on February 28, 2023.
- c. Crosswinds - BOD directed KMC to second letter regarding yard light. House to be repainted by May 1, 2023; paint colors already approved by ARC.

6. Old Business

- a. Playground - no updates. Survey closed January 25, 2023.
- b. Pool Plaster - In process; project to be completed by last week in April 2023.
- c. Community Park security - BOD reviewed and discussed a 5 camera security system for monitoring day and night activity at the park (pool area, basketball and tennis court, parking lot and park). BOD will have access to feed via internet; system to have battery back up. Motion made to approve; motion second up to \$3500 was made; motion carried.

7. New Business

- a. 2023 Pool Memberships - Membership to residents will open the first of April; non-residents may apply for membership May 1. Membership rates have been flat for 3-4 years. 2023 pool management fees will be \$24K greater than 2022 due to cost of chemicals and labor costs. Considerable discussion took place regarding way to offset this 38% increase from the previous year. Motion was made to increase pool dues for 2023, including those for the Swim Team; motion second was made and carried. Procedural changes for membership applications and dues collections were also proposed. Motion to approve changes was made; second was made and carried.

8. Miscellaneous - nothing to report

9. Adjournment - Meeting was adjourned at 8:28 pm. Next Windermere HOA Board meeting will be April 17, 2023 at 7:00 pm via Zoom teleconferencing.

Submitted by Meg Shanley
March 21, 2023