

WINDERMERE HOMEOWNERS' ASSOCIATION BOARD MEETING

Meeting Minutes

May 18, 2018 / 7:00 pm / Hearth at Windermere

1. Homeowner's Open Forum

There were no homeowners in attendance at the meeting.

2. Call to Order

Don Wyatt called the meeting to order at 6:57 pm. Directors present included:

Don Wyatt – President

Meg Shanley – Secretary

Mike Brown – Voting Member at Large

Jim Buell – Voting Member at Large

Dana Stout, Associa Community Manager was also present.

Absent directors included:

Brian Dell – Vice President

Jim Wilson – Non-Voting Member at Large

3. Secretary's Report

April 2018 Board meeting minutes were reviewed. Minutes approved for posting on Windermere website

4. Treasurer's Report

Financial report for April 2018 was available for review and discussed. The Board reviewed current Operating, Reserve, Members Receivables, Prepaid Assessments and Accounts Payable.

5. Committee Reports

Architecture Review Committee (ARC) – Board reviewed homeowner's request for second consideration for a 6' privacy fence around their backyard. Board to request homeowner attend next meeting in June to discuss.

6. Working Business

Windermere irrigation – contract for 2018 approved and signed and includes winterization details to prevent backflow disrepair issues present in 2017. Prior to 2018 irrigation start backflow repairs are needed on two meters and five meters with cradles need to be replaced. Board continues to work with Complete Irrigation to resolve repairs needed on backflow valves and meter pits so that irrigation system can be fully operational.

Park Benches and Trash Receptacles – benches and trash receptacles to replace current pieces in need of repair/replacement have been bid out for 11 benches and 6 trash receptacles. Motion made to only consider WebCoat products (based on past experience with currently installed park equipment); get two quotes by the end of May; move forward with best price and contact an installation vendor. Motion seconded.

Windermere Pool maintenance – Pool heater replaced with same make & model; warranty details being finalized. Pool doors replacement with fiberglass doors to be completed by June 1, 2018. Leaking showers (except one in ladies' room) repaired. New toilet seats to be installed in women's restroom. Motion made to create flower beds at pool house entrance. Motion seconded.

Windermere Swim and Tennis Club – Motion made to approve AXA Services trash vendor for one month and revisit at June meeting; motion seconded.

Ironwood Golf Course shared pond maintenance – CASI manager and Board member met on April 23, 2018 with Mark Thompson to discuss issues (geese, vegetation in particular) associated with shared ponds. ASAPs offered to treat largest pond for primrose and cattails at no charge to HOA. Remaining 7 ponds to have general pond care per contract with HOA.

Associa contract is due for renewal in July 2018. Board will continue to review Associa/CASI Management agreement; contract agreement remains pending.

7. New Business

Associa contract is due for renewal in July 2018. Board will continue to review Associa/CASI Management agreement; contract agreement remains pending.

Windermere stop sign posts – several posts throughout neighborhood are peeling. CASI to look into benefits of electrostatic paint as a more permanent and durable repair solution.

8. Adjourn

Next Board of Directors Meeting will be on June 21, 2018 at 6:45 pm at
Hearth at Windermere.

Motion was made to adjourn at 9:08 pm; seconded unanimously.

Approved: Meg Shanley, Secretary
Windermere Homeowners' Association