

Villas of Winding Ridge Owners Association, Inc  
Board of Managers Meeting Minutes for July 15, 2008

I Call to Order

President Roger Long called the regular meeting of the Board of Managers at 7:03 pm on July 15, 2008, at the Villas club house.

II Attendance

Roger Long, President  
David Crook, Vice President  
Tom Maddox, Vice President  
Larry Leeds, Treasurer  
Jack Morehead, Secretary  
Joe Winship, General Manager, Kirkpatrick  
Various residents (8)

III Board Approval

- a) June 2008 Board meeting minutes: postponed to August 14, 2008, meeting
- b) June 2008 Financials: postponed to August 14, 2008, meeting

IV Committee Reports

- a) Landscape: Discussion surrounding dissatisfaction with All Green contract obligations: weed control, bush trimming, etc.
- b) Pool: Discussion surrounding usage by non-residents and homeowners responsibility for supervision of children.
- c) Crime Watch: Committee chair requested \$100. to finance National Night Out at the club house on August 5<sup>th</sup>. Request was approved.
- d) Architectural: no discussion.

V Old Business

a) Joe Winship, General Manager, Kirkpatrick Management, introduced himself to the Board of Managers as the temporary replacement of Steve Schmutte, who no longer is employed by Kirkpatrick. A general review of pending projects and "hot topics" ensued. Items discussed included: unit leasing requirements, animal regulations, external signage requirements and pool regulations. Violations observed within these areas were identified and letters to specific residents would be forthcoming.

b) Taxes received for various common properties were discussed. The club house and storm water taxes were highlighted as payable.

c) The 2007 audit of the Villas by Comer Knowling and Associates was discussed. The timing of the receipt of the audit by the Board was of concern.

d) Items that the Board considered "hot" were discussed with the Kirkpatrick General Manager. Those issues were: The insurance issue (Master Policy vs Homeowner policies); the structural concerns at 11310 Winding Wood Ct; storm damage to various

units; security lighting; storm drain erosion near the golf course and previous walk-thru items. Further: 1) Kirkpatrick was instructed to cease the pole light inspection and to only respond to repair requests. 2) Kirkpatrick was asked to be more specific on material cost on work orders, and 3) Kirkpatrick was asked to provide details for the following charges: 05/28/08 \$277.46 Motion detector light in front yard at 11350  
12/11/07 \$38.60 monthly light check material (1)  
02/12/08 \$35.00 replaced 1 fluorescent bulb material (1)  
03/17/08 \$94.00 monthly light check material (1) (cost included  
one photo cell @ \$16.00. balance of \$78.00 is for what?)  
04/15/08 \$78.00 monthly light check material (1)

#### VI New Business

No further business was discussed.

VII The next regular meeting of the Board will convene at 7 pm, Tuesday, August 19, 2008, in the club house.

VIII Meeting was adjourned at 9:25 pm.

Respectfully submitted: Jack Morehead, Secretary