

**Villas at Winding Ridge Owners Association, Inc.**  
**Board of Managers meeting Minutes for January 12, 2010**

I. Call to Order:

President Roger Long called to order the regular meeting of the Board of Managers at 7:05 p.m. on January 12, 2010 at the Villas Club House.

II. Attendance:

Roger Long, President  
Jack Morehead, Vice President  
Richard Edwards, Treasurer  
Bob LaFary, Committee Coordinator  
Barbara Lucas, Secretary  
Jeff Reynolds, Villas Property Manager, AMI  
Mike Foxworthy, AMI President

III. Board Approval:

- a. Minutes of November 17, 2009
- b. Minutes of December 22, 2009
- c. Financial Statement for November and December 31, 2009 (assuming AMI corrects the names and information for Banks as some are no longer applicable).

IV. Committee Reports

None

V. Management Report:

- a. New Owner – Mary Link, 11447 Winding Wood Drive
- b. New insurance carrier – Erie policy through Steffey Insurance Agency
- c. Executed contracts for R.A.F. Painting, Quality Property Services, and Hornings Landscaping.
- d. Contracted with James Meyers Construction to apply sample tests to cracked driveway when weather permits.
- e. Completed cost comparison for Club House window repairs.
- f. Fire hydrants winterized by Rocky Mountain Lawncare.
- g. Made condo repairs as requested.
- h. Sent late payment notices as needed.

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VI. Old Business:

- a. Financial strategy was discussed. Draft will be developed by Dick Edwards for review and comment by all Board members
- b. Action Calendar – Jack Morehead presented first draft and asked the rest of the Board to contribute more information.
- c. Roberts Glass was selected to repair Club House windows.

VII. New Business:

- a. Board agreed to change meetings to the 3<sup>rd</sup> Tuesday of each month. Notification will be included in the Villas Voice newsletter.
- b. AMI agreed to conduct a “mini-workshop” prior to the next Board Meeting to familiarize Board members with new financial reports.
- c. Board will research efficacy of replacing roofs with metal vs. shingles.

VIII. The next meeting of the Board of Managers will convene at 6:00 on February 16 at the Club House for a review of the financial reports format, followed by a regularly scheduled Board meeting at 7:00 p.m.

IX. The meeting was adjourned at 8:34pm.

Respectfully submitted, Barbara Lucas, Secretary