

Villas at Winding Ridge Owners Association, Inc.
Board of Managers meeting Minutes for May 20, 2010

I. Call to Order:

President Roger Long called the regular meeting of the Board of Managers to order at 7:04 p.m. on May 20, 2010

II. Attendance:

a. Present

Roger Long, President

Jack Morehead, Vice President

Bob LaFary, Committee Coordinator

Barbara Lucas, Secretary

Mike Foxworthy, Villas Property Manager, AMI

Richard Edwards, Treasurer

III. Board Approval:

a. Minutes of April 21, 2010

b. Financial Statement ending April 30, 2010

IV. Committee Reports

a. Architectural Committee: No updates

b. Clubhouse Committee

Carpet is scheduled for cleaning Tuesday, May 25th at 10:00 a.m.

c. Crime Watch: No updates

d. Landscape Committee:

Dave and Janet Hooten sent a Thank You note to the Board for the tree replacement near their patio

e. Newsletter:

People are not reading the newsletter on the internet. It was changed to from regular mail in March 2008 due to the high cost of postage. After discussion about whether or not to start sending it via mail again, it was determined that information about the newsletter along with an option to receive it in hard copy would be included in a one-time mailing.

f. Pool Committee: No updates

V. Management Report:

a. A special meeting was held on May 5 at 7:00 at the clubhouse to discuss the items identified on the spring walk-around list. AMI was directed to address maintenance issues immediately, and all noted maintenance items have been taken care of.

b. At the regular Board Meeting, shrub replacement cost and vendors was discussed. AMI was directed to contact Kevin Hughes Landscaping to proceed with replacement. They will start with shrubs in Winding Wood Court and proceed east until all items are complete.

- c. Pool cover will be patched during the summer months, when not in use.
- d. A homeowner has not responded to a 30 day demand letter for association dues and it is now well beyond the 30 day period. The board voted unanimously to have AMI turn the matter over to collections.
- e. A homeowner reported an issue with security lighting on the golf course side. It will be checked out and repaired as necessary by a licensed contractor.
- f. Painting will begin in approximately 6 weeks.

VI. Old Business:

- a. The Action Calendar was updated
- b. After reviewing quotes from vendors about repairing the waterfall, it was unanimously agreed that Stoney Creek Farms should proceed with repairing the waterfall and providing some additional landscaping that is needed to prevent erosion at the estimated cost. Additional improvements may be made at a future date.
- c. The board agreed to change wording in the homeowner manual and on the pool signs to indicate that a resident **head of household** would need to accompany guests or children while they are at the pool. Homeowners may request special exceptions, which will be considered on a case-by-case basis. This information will be included in a one-time mailing to all homeowners.
- d. Foundation repairs for 11251 are scheduled to begin Monday, May 24th.
- e. The draft audit report has been updated and accepted by the board. The final audit report will be completed and forwarded to the Board.
- f. Non-compliance with clubhouse rental rules was discussed. The board agreed to consider including a requirement that the renter be a **homeowner in good standing**. The language will be included in our one-time mailing.
- g. Other non-compliance issues were discussed, including windows without coverings, various non-authorized items in common areas (flower pots, benches, etc.) and colors of items such as umbrellas, flower pots, and shepherd hooks. These rules will be re-stated in the one-time mailing along with other items
- h. Letters of approval for both architectural requests have been sent to the homeowners.
- i. The City of Lawrence has agreed to install sewer risers needed in the Villas.
- j. Asphalt resealing was discussed. AMI will make contacts for bids.
- k. Jack Morehead found a great price on coach lights to replace those that are in need of repair. The lights have motion sensors. Discussion needs to be held with the Crime Watch committee to determine if the motion sensors are adequate for security purposes. Jack will continue looking for coach lights that include a dusk-to-dawn feature.

VII. New Business:

- a. AMI will contact an appropriate source to find out if anything needs to be done about grass that is growing in the pond.
- b. AMI will contact our insurance carrier about what appears to be a discrepancy in the coverage relative to HVAC replacement.

- c. A resident has noted a problem with a window leak and requested permission to use a contractor who has done other work in the Villas and is familiar with the windows. The board approved his request.
- VIII. Since Mike Foxworthy will be out of town on June 17, the next regular meeting of the Board of Managers will convene at 7:00 p.m. on June 24, 2010 at the Club House.
- IX. The meeting was adjourned at 9:00 p.m.

Respectfully submitted
Barbara Lucas, Secretary