

Villas at Winding Ridge Owners Association, Inc.
Board of Managers meeting Minutes for October 20, 2011

I. Call to Order:

President Jack Morehead called the regular meeting of the Board of Managers to order at 7:00 p.m.

II. Attendance:

Jack Morehead, President
Roger Long, Vice President
Bob LaFary, Community Coordinator
Barbara Lucas, Secretary
Richard Edwards, Treasurer
Colleen Broderick, AMI

Bob and Jean Bergdoll - Residents
Tom Mock - Resident
Tim Amick – Landscaping Contractor

III. Board Approval:

- a. Agenda – with additions
- b. Secretary's report

IV. Treasurers Report

- a. We have a CD coming due next year (\$150,000 at M&I). No others due for a couple of years.
- b. M&I Bank Manager reports that no promotional rates will be available for another year.
- c. Current CD rate at M&I is down to .5% and Bank Manager does not think their rates will be competitive with others offering promotional rates.
- d. Best rate found was 1.7% for 2 years and 1.1% for 1 year, but those may have the usual strings attached.
- e. Treasurer Dick Edwards explained that these good rates pop up when a bank needs lending cash.
- f. Discussion: Our operating fund is in the red and we have had to use some of our reserves. We will end the year even further in the red. Need to keep in mind any possible way of reducing expenses and increasing income.

V. Tim Amick agreed to be available at the Board meeting to discuss possible changes to the landscaping contract.

- a. Board thanked Tim for his flexibility and responsiveness to special requests made during the past year. He agreed to reduce the number of mowings and removed the cost of the mulch from the contract, even though it had already been signed.

- b. Tim explained that he agreed with the Board's decision in both cases and was more concerned with good customer service than holding us to the terms of a contract.
- c. The Board asked Tom Mock, Landscaping Committee Chair, to participate in a discussion about future mulching and other landscape issues. He indicated that the landscape crew does a good job trimming – using line trimmer on sidewalks rather than edging twice a year as was done previously. Tom recommended that we not apply mulch to the trees along 56th street. Tim Amick agreed that trees have been over mulched and is surprised that we have not lost more of them. The best solution is to pull back the old mulch a little at a time and re-mulch lightly. That will help minimize damage to trees that might occur by exposing roots.
- d. Tim Amick agreed to subtract out the cost of mulching along 56th street and provide the Board with revised numbers.
- e. He also mentioned that the contract for last year had a clause that allowed him to raise the price of mowing and landscaping if gas prices increased, but he chose not to do so.

VI. Management Report

- a. Colleen Broderick provided the Board with a budget proposal that will be reviewed in executive session.
- b. After reviewing the list of items on the Fall inspection list, the Board asked AMI to proceed with everything except replanting and seeding.
- c. The Board instructed AMI to proceed with turning 2 homeowners who are extremely delinquent on their association fees, over to an attorney. Foreclosure proceedings have already started against 2 others.
- d. The pond pump contract was approved and signed.
- e. The family on Winding Wood Court whose home was damaged by lightening may be able to return to their unit next week. The other 2 units damaged by lightening are awaiting inspection of the electrical wiring, after which, the drywall will go up.
- f. Riedling contract (snow removal) had no increase in price. It was approved and signed.
- g. The Board reviewed a proposal from Alliance Consulting & Testing to provide specifications for roof replacements and decided not to enter into an agreement with them at this time.
- h. State Farm insurance requested authorization from the association to proceed with carpet for the unit on Winding Wood Court with lightening damage. The Board needed further information about the request.
- i. President Morehead asked Colleen Broderick to check on work orders 304 and 305 as one appears to be a duplicate.

VII. Committee Reports

- a. Architectural Committee: The Board approved a request from one homeowner and agreed to check on a request for shrub replacement during Spring walk-around inspection.

- b. Clubhouse Committee: Request AMI to turn off clubhouse water heater
- c. Crime Watch: Nuisance dogs have been back in the area, but no new damage has been noted. The Board noted however, that at least one drain next to building 27 did not have a cover installed and requested that AMI do so.
- d. Landscape Committee: All items were previously discussed.
- e. Newsletter: People are not going on line to read the newsletter. No one is sending out reminders with a link to the site as had previously been done. The Board decided to resume sending the newsletter via USPS starting with the October issue to ensure that homeowners would have information about the upcoming community meeting in November and annual meeting in December.
- f. Pool Committee: None

VIII. Unfinished Business:

- a. Action items – change filters in clubhouse
- b. Ice dam claim – 6 still left
- c. Snow removal – contract ok
- d. Landscape proposal – already discussed
- e. Roof specifications – already discussed

IX. New Business

- a. 2012 Budget – Executive session set for November 1 at 7:00
- b. Property inspection – already discussed
- c. Pump proposal – already discussed
- d. Arborvitae estimate – already discussed
- e. Discussed 2 homeowner requests

X. Homeowner Concerns

Notice will be sent to homeowner to remove satellite dish by November 18.

XI. The meeting was adjourned at 9:00. The Board will meet in conjunction with the annual Community Meeting where the budget will be discussed, and will be held November 17, 2011 in the clubhouse

Respectfully Submitted,
Barbara Lucas, Secretary