

Villas at Winding Ridge Owners Association, Inc.
Board of Managers meeting Minutes for April 21, 2010

I. Call to Order:

President Roger Long called the regular meeting of the Board of Managers to order at 7:00 p.m. on April 21, 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
- b. Absent
 - Richard Edwards, Treasurer

III. Board Approval:

- a. Minutes of March 16, 2010
- b. Financial Statement (as amended) ending March 31, 2010

IV. Treasurers Report

- a. The treasurer was unable to attend the meeting; however, Jack Morehead provided the board with an update on his behalf.

V. Committee Reports

- a. Architectural Committee:
 - No updates
- b. Clubhouse Committee
 - The board had previously agreed that the clubhouse should be cleaned quarterly. Mike Foxworthy will get quotes for general clubhouse cleaning, window cleaning, and carpet cleaning.
- c. Crime Watch:
 - A Crime Watch meeting will be held on May 4.
- d. Landscape Committee:
 - Members of the landscape committee will begin spring planting soon.
- e. Newsletter:
 - No updates
- f. Pool Committee:
 - 1) AMI will arrange to have pool cover patched, which should make it last another year or two.
 - 2) The board was asked to consider changing the wording in the homeowner manual to indicate that a resident **head of household** would need to accompany guests or children while they are at the pool. Currently the requirement is that children and guests be accompanied by a resident over the age of 18. The request will be considered at the next meeting.

- VI. Management Report:
- a. The spring walk-around inspection has been completed, but the results have not been completely compiled and typed. AMI will send the list to the board as soon as possible. A special meeting will be held on May 5 at 7:00 at the clubhouse to discuss the items identified on the list.
- VII. Old Business:
- a. No updates to the Action Calendar
 - b. The waterfall operation/feature discussion was tabled until quotes are received
 - c. Previous confusion about the 2010 painting contract was resolved.
 - d. Foundation repairs for 11251 were authorized, but not yet scheduled.
 - e. Reserve study in the draft audit report will be updated in the final audit report.
 - 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**. This will be discussed further at the next meeting along with the question of amending the pool access language.
 - g. Concrete repairs were discussed. AMI will contact company to revisit alternative solutions
- VIII. New Business:
- a. Architectural request for 11431 Winding Wood Drive was discussed; however no drawing was submitted with the request. The request was approved contingent upon guidance from AMI about materials and colors for the hand rail that will be installed.
 - b. Architectural request for 11538 Winding Wood Drive was discussed. The installation of a patio according to the drawing was approved; however, the homeowner's request for the Villas Owners Association to share the cost was disapproved.
 - c. Manhole covers have been located, and those that might be a hazard if left unmarked will be identified with orange cones or barricades until repairs can be made.
 - d. Resealing of asphalt surfaces is needed this year. AMI will make contacts for bids.
- IX. The next regular meeting of the Board of Managers will convene at 7:00 p.m. on May 20, 2010 at the Club House.
- X. The meeting was adjourned at 8:49 p.m.

Respectfully submitted
Barbara Lucas, Secretary