

Villas of Winding Ridge Owners Association, Inc.
Board of Managers meeting minutes for June 16, 2009

I Call to Order

President Roger Long called to order the regular meeting of the Board of Managers at 7:00 pm on June 16, 2009, at the Villas club house.

II Attendance:

Roger Long, President
Tom Maddox, Vice President
David Crook, Vice President
Jack Morehead, Secretary
Joe Winship, General Manager, Kirkpatrick
Brian Madden, Principal, Chas Madden CPAs (auditor)
Larry Leeds, resident

III Board Approval:

- a) Minutes of April 21, 2009
- B Financials for April 2009 and May 2009

IV Committee Reports:

- a) Architectural: none
- b) Crime watch: National Night Out will be Tuesday, August 4th at 7 pm
- c) Pool: (see new business)
- d) Landscaping: need a major trim of bushes and trees, especially at the east end.
Tree trimming will require an arborist.
- e) Club house: none

V Old Business:

- a) Address signage is complete. Kirkpatrick is to release all monies owed to Ferris Signs.
- b) Level ground area at 11310 WW Ct project, backfill with good soil later and seed (Horning Nurseries). Kirkpatrick is to pay all bills associated with the project except Indiana Foundation. Kirkpatrick send a letter to IFI regarding damages.

VI New Business:

- a) Kirkpatrick research new lease with residents at 11608 WW Dr.
- b) August 1, 2009, will require a new contract for pool maintenance for the remainder of the 2009 season. Contact AMI for action (D. Crook)
- c) Brian Madden, of Chas Madden CPAs, presented the Board with the Association audit for the year ending December 31, 2008. Highlights of the discussion were: we are in good shape; receivables are at one percent; debts are two percent of fund balance; reserves retain two to three per cent of receivables and the Association should maintain 3 months cash on hand rather than the current 2 months. Former treasurer, Larry Leeds, was in attendance for the discussions.

- d) Revised Resident's Manual needs a final review and distribution as soon as possible.
- e) Kirkpatrick announced that additional legal action against residents in foreclosure will begin.

VII The next meeting of the Board will convene at 7 pm on Tuesday, July 21, 2009, in the club house.

VIII Meeting was adjourned at 8:25 pm.

Respectfully submitted: Jack Morehead, Secretary