

Villas of Winding Ridge Owners Association, Inc.
Board of Managers meeting minutes for September 16, 2008

I Call to Order:

President Roger Long called the regular meeting of the Board of Managers to order at 7:01 PM on September 16, 2008, at the Villas club house.

II Attendance:

Roger Long, President
David Crook, Vice President
Tom Maddox, Vice President
Larry Leeds, Treasurer
Jack Morehead, Secretary
Joe Winship, General Manager, Kirkpatrick
Residents Jean and Bob Bergdoll

III Board approval:

- a) August 2008 Board meeting minutes
- b) August financials

IV Committee reports:

- a) Crime watch: several lights on club house burned out. Replace.
- b) Pool: closed and covered for winter. All furniture stowed.
- c) Architectural: no report
- d) Landscaping: replacement of trees and scrubs under Horning contract to be completed the week. Rock at building 28 will be moved to building 10. Notify Patriot to water plantings. Turn off valve to outside water spigots near the club house entrance.

V Old business:

- a) Representation letter comments relating to common area deeds and tax return mailing was discussed.
- b) TM Engineering report pertaining to property at 11310 Winding Wood Ct discussed. Bids for remediation are going out.
- c) Beehive drain and four other roadway drains, as per contract, have been completed.
- d) Roofing inspected after "Ike" storm and minor repairs completed.
- e) Discussion surrounding mowing contract, delinquencies, motion lights and replacement reserves relative to roof repairs, sewers and asphaltting took place. Expense by Kirkpatrick relative to charges of repairs to motion light on 56th Street address needs clarification.

VI New business:

- a) Resident Jean Bergdoll reviewed with the Board her concern relative to the following financial issues: 1) reserve account publishing to residents. 2) Location of all bank accounts used by the Board (and Kirkpatrick) to determine solvency and reliability of reserves. 3) Is Kirkpatrick sufficiently bonded to manage our

- accounts? 4) Was the Board aware of the Associations various bank ratings? The Boards' response was positive regarding her concerns and would review the Associations' investment policies.
- b) The Kirkpatrick representative presented the Board with a suggested 2009 budget proposal for review and discussion. Up-dates and changes were discussed for final consideration in October.
 - c) Painting contract for 2009 was approved and signed.
 - d) Resident Bob Bergdoll requested that the Board review and develop street signage within the Villas to better identify address locations for emergency vehicles. He provided the Board with a layout for consideration.
 - e) The Board briefly reviewed the mowing and landscaping contracts for 2009 and projected 2010. Trends are that the 2010 projection will be considerably more than the 2009 already contracted.
 - f) November 18th will be a budget review date.
 - g) The Board discussed the Annual meeting and decided to move the date to December 2, 2008, to allow for a budget approval prior to the start of the new year, as well as, providing for the potential of having more residents available to attend the meeting. Two Board members are also scheduled for renewal or replacement at the Annual meeting (Roger Long and Larry Leeds) Larry has announced that he will not run for reelection, The Board needs to identify a volunteer or volunteers to run for his replacement (Treasurer). Roger Long is considering a run for renewal.
 - h) A community meeting to discuss the Annual budget increases will take place in the club house on September 23rd, as scheduled.

VII The next regular meeting of the Board will convene at 7 pm, Tuesday, October 21, 2008, in the club house.

VIII Meeting was adjourned at 9:45 pm.

Respectfully submitted, Jack Morehead, Secretary