

Villas of Winding Ridge Owners Association, Inc.  
Board of Managers meeting minutes for October 21, 2008

I call to order:

President Roger Long called the regular meeting of the Board of Managers to order at 7:05 pm on October 21, 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

III Board approval:

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

IV Committee reports:

- a) Crime watch: none
- b) Pool: none
- c) Architectural: none
- d) Landscaping: none

V. Old business:

- a) The "Residents Manual" needs to be up-dated and republished to all residents. Forms for architectural changes need to be included.
- b) Status of engineering report on property at 11310 Winding Wood Ct: bids went to companies A1; Acculevel and Indiana Foundation. Waiting to receive bids.
- c) Status of insurance is still unresolved. Coverage by the association versus the homeowner is at issue.
- d) In addition to the painting contract, approved in September, the issue of caulking windows was discussed. As a result, \$1600 was approved for caulking on units that were painted. This approval will apply to future painting contracts as well.

VI New business:

- a) The warranty on the seal of windows of all units was discussed. Builder Supply of Shelbyville was the distributor. A ten year warranty on the seal of windows, originally installed, is by the manufacturer, Phillips Products of Elkhart, Indiana. The warranty rep is Richard McCarthy at 1-800-859-8550 ext 7965.
- b) The Board discussed the need for new, durable signage to identify, more clearly, where units are located. A survey, concurrence by the Lawrence Fire Department and various design bids need to be completed. \$18,000. Was approved as a target for completion of the project.

- c) The 2009 budget was reworked and approved to be presented to the residents for final approval at the annual meeting, now scheduled for December 2, 2008. Notices of the November 18<sup>th</sup> regular meeting and the December 2, 2008 meeting need to be sent to all residents through Kirkpatrick.

VII The next regular meeting of the Board will convene at 7 pm on Tuesday, November 18, 2008, in the club house. An open discussion of the 2009 operating and replacement reserve budgets will take place.

VIII Meeting was adjourned at 9:04 pm.

Respectfully submitted: Jack Morehead, Secretary