

Villas at Winding Ridge Owners Association, Inc.
Board of Managers meeting minutes for October 14, 2009.

- I. Call to Order:
President Roger Long called to order the regular meeting of the Board of Managers at 7:02 pm on October 14, 2009, at the Villas club house.

- II. Attendance:
Roger Long, President
David Crook, Vice President
Tom Maddox, Vice President
Jack Morehead, Secretary
Richard Edwards, Treasurer
Angelica Plesner, Villas Property Manager, AMI
Mike Foxworthy, AMI President

- III. Board Approval:
 - a) minutes of September 8, 2009
 - b) financials for September 2009

- IV. Committee Reports:
 - a) architectural: none
 - b) crime watch: none
 - c) Pool: none
 - d) Landscaping: none
 - e) Club house: was cleaned but not up to standard. Front door latch needs an adjustment.

- V. Old Business:
 - a) . AMI will make an informal inquiry relative to the foundation repairs done to 11310 WW Ct.
 - b) Waterfall redesign was discussed and tabled to the February meeting.
 - c) Pool deck leveling was discussed and tabled to the February meeting.
 - d) Concrete repairs were discussed. AMI will get estimates.
 - e) Benches and signs were again discussed and tabled.
 - f) Residents Manual is going through one additional edit before publishing.
 - g) The Comcast contract was discussed. The proposal was tuned down. President Long will inform Comcast.
 - h) The following 2010 contracts were reviewed with the following action:
 - Lawn/landscaping – gaps not bid need to be filled in.
 - Pool – agreed to contract with Aqua Doc
 - Pond – agreed to contract with ASAP
 - Painting – return to Viols for clarification.

Snow removal – agreed to contract with Horning.

- i) AMI presented a proposed budget for 2010. The Board discussed and will review prior to the November meeting.
- VI. New Business: There was no new business presented.
- VII. The next meeting of the Board will convene a 7 pm on Tuesday November 10, 2009, in the club house. This meeting will be open to the residents in order to present the 2010 budget which will be voted on at the Annual meeting in December.
- VII. Meeting was adjourned at 9:49 pm.

Respectfully submitted: Jack Morehead, Secretary