

WINDERMERE HOMEOWNERS ASSOCIATION BOARD MEETING

Regular Board Meeting Minutes

March 13th, 2017 | 6:45 p.m. | Hearth at Windermere

1. Homeowner's Open Forum

None

2. Call to Order

The meeting was called to order at 7:04 p.m. A quorum of directors was established.

Directors present:

Don Wyatt

Rob Newton

Brian Dell

Jeremy Stewart (non-voting)

Community Manager, Dana Stout, was also present.

3. Secretary's Report

The minutes were sent via email for approval prior to the meeting. A motion was made to approve the February minutes. Seconded and carried unanimously.

4. Treasurer's Report

The financial report for February 28th, 2017 was presented to the Directors. As per routine meetings, the Board reviewed the current Operating, Reserve, Members Receivable, Prepaid Assessments, and Accounts Payable.

5. Management Report

6. Action Items

Landscaping

The Board reviewed a bid from ProCare to mulch some of the newly formed beds created by some aggressive pruning. This issue was tabled pending further clarification of the scope of contract.

2017 Pool Hours

The Board is dedicated to maximizing value to the homeowner, while carefully considering all costs, and trying to optimize revenues in order to ensure the self-sustainability of pool operations. Therefore, the Board reviewed extensive feedback / concerns from our homeowners regarding pool hours, guest passes, and other general services. After review, a motion was made by Don

Wyatt to approve the following summer pool hours. The motion was seconded by Brian Dell, and carried unanimously.

2017 Pool Hours (Memorial Day through August 8th)

Monday – Thursday	1 pm to 9 pm
Friday – Saturday	11 am to 10 pm
Sunday	Noon to 7 pm

(August 9th to September 4th)

Monday – Thursday	4 pm to 8 pm
Friday	4 pm to 9 pm
Saturday	11 am to 8 pm
Sunday	Noon to 6 pm

2017 Pool Rates

The Board finalized discussion on the pool rates for 2017. Generally the rates will remain the same for 2017 with some exceptions. First, a \$25.00 discount will be offered on pool membership base fee compared to 2016 if homeowner's sign up PRIOR TO May 1st, 2017. After that date, the discount will no longer be in effect. Each primary membership will include a five-visit guest pass card. An additional five-visit guest pass card may be purchased for \$25.00 each. Details regarding pool memberships will be available in a soon to be released mailer. Prior to making these changes official, Don Wyatt made a motion to approve the aforementioned fees. Brian Dell seconded the motion and it carried unanimously.

7. Committee Reports

Community Events Committee

The CEC presented a list of events and a budget for the months of April to December, 2017. The purpose of the CEC is to add value to our community by increasing our 'sense' of community. After reviewing the list of events and budgetary items, Don Wyatt made a motion to approve the budget and the HOA funded portion. The motion was seconded by Brian Dell and carried unanimously.

8. Old Business

Monument Repair

Phase two of monument repair will start soon with ten of our neighborhood monuments to receive tuck-pointing, brick replacement, or other general repair to help maintain the integrity of the

monuments and visual appeal for our neighborhood. The cost of maintenance will more than pay for itself by helping to prevent premature damage by further weathering to already damaged portions.

9. New Business

The Board will begin investigating bids for trash and recycling for calendar years 2018 and beyond.

10. Next Meeting

The next regular board meeting will be on April 10th, 2017 at 6:45 p.m. at The Hearth at Windermere.

11. Adjourn

A motion was made to adjourn the meeting at 8:52 PM. Seconded, carried unanimously.

Approved: Rob Newton, Secretary
Windermere Homeowner's Association