

Southwest Property Management

**Windsor Hill Homeowners Association  
Board of Directors Meeting Minutes  
Perkins Restaurant – Tower Room  
8965 Conroy Road,  
Windermere  
8-10-10**

Questions and Comments from Homeowners are not part of the meeting minutes.

- I. Call to Order:** 7:45PM
- II. Evidence of Meeting:** Mailing, website, signage
- III. Quorum:** Jim McNeil, Kevin Johnson, Rob Rahter , Kate Oates and Spencer from SWP management
- IV. Approval of Minutes from the previous meetings: 5-5-10**  
**Motion:** Jim 2<sup>nd</sup>: Kevin Unanimous
- V. Managers report;**
- a. Financials
1. Spencer reported on financials
  2. Update on Reserves
    - i. \$17,300 in reserves.
  3. Discussion of lien notices.
  4. Spencer explained that if HOA forecloses, occupied homes have more leverage with bank
  5. Jim asked about credit balances and whether they can be refunded to homeowners.
  6. **Spencer** to check on actual source of credit balances on delinquencies and email board.
- MOTION to accept Financials:** Jim 2<sup>nd</sup>: Rob Unanimous
- b. ARC Spreadsheets – attached
1. **Kate** to have attorney send demand letter to lot 35 if compliance deadline is not met.
  2. Neighbors had chipped in to mow lot 42 but have stopped
  3. **Kate** to send Special Assessment Mowing letter to homeowner for lot maintenance **DONE**
  4. Jim to coordinate a Special meeting via phone to vote on lot maintenance assessment to lot 42.
- MOTION:** Jim 2<sup>nd</sup>: Rob Unanimous
- c. Violation Spreadsheet – attached
1. Discussion of violations
    - a. Board to review open violations with WH Reserve lot 11 and email their view
    - b. **Kate** to forward lot 86 to the attorney if deadline is not met
    - c. **Kate** to clarify requirements for lot 5 and email landscape plan requirements
- d. Maintenance Report – attached
- i. Street lights - tabled
  - ii. Street paving – Case #373428
  - iii. Speed bumps - tabled
- VI. Old Business:**
- a. Lot 3 litigation - Jim meets 8/19
  - b. Parkway tree - tabled til October or Special meeting
  - c. Board will deliver language regarding parkway trees - tabled til next meeting
  - d. Rutenberg lots
    1. Realtor promised lots would be mowed 8-12-10
    2. Kate reported to Code Enforcement 8-4-10

**VII. New Business:**

- a. Sale of land behind 9615 Windy Ridge - tabled til October
- b. Paint palette – tabled til October
- c. Newsletter - tabled til October

**VIII. Committee Reports:**

- a. ARC- N/A
- b. Social – N/A
- c. Safety - N/A

**IX. ADJOURNMENT:**

**MOTION:** 9:02PM

2<sup>nd</sup>: Rob

Unanimous