

Windsor Park Homeowners Association Board meeting

September 11, 2012 7:30 pm at Robin Winkle's house

Present: Roy Dotson, Kim Myers, Robin Winkle, Jeff Zinkham, and Dave Mally

Meeting opened by reviewing last meeting's minutes and approving them.

1. Treasurer report: Robin presented the proposed 2012-2013 budget, which includes a bit of a surplus barring any unforeseen circumstances. Budget includes sidewalk repair expenses (per quote provided by Southern Concrete Raising) and new energy rates for the streetlights. Dave has been doing smaller landscaping projects in the neighborhood himself in order to cut costs. The remaining tree trimming fee is also included in budget.
2. Architectural report: Jeff presented Southern Concrete Raising quote and the board unanimously approved using them to repair the sidewalks at the park. Work is to begin within about a week. Brick fences are showing need of mortar repair in places, and Jeff was to contact Jill Petronio about sharing any information she may have on the subject, as she sent a letter to the HOA bringing it to our attention. The driveway gate for Madarisinh Dabhi of 19310 Kessington Lane was approved.
3. Landscaping report: Phase One of the neighborhood tree trimming is complete, Phase Two will begin in early Spring. Dave still has landscaping rocks that he is willing to donate to the park, and next year we will begin looking at ways to improve it, if there is enough reserve in the budget.
4. Miscellaneous: Dave brought up the fact that the fire hydrants look shabby and agreed to find out if we can paint them. Kim has spoken to Janet Thomason about a neighborhood directory and the necessary software, and will follow-up with her in the coming weeks. Roy informed the board that the landscaping around the Green Trails pool and tennis courts was indeed finished. Kim is to look into scheduling the next Homeowners Association annual meeting (second Tuesday of April) through the Merrell Center. Dave proposed looking into the possibility of raising homeowners fees by a small amount to further pad reserves that could be used in the event that our aging irrigation system requires repair and/or replacement, to improve the park, etc. Robin advised that before any increase could be made, HE THINKS THE BOARD SHOULD ask all neighbors for feedback and discuss other cost-saving options such as dropping the Green Trails tennis court/pool fee. Roy also advised that we would have to make a strong case for an increase, as it would almost certainly come with resistance. At the next meeting we will begin to look for replacements for Roy and Robin on the board, as their terms will expire. We will also discuss the pool/tennis court contract with Green Trails.

Meeting adjourned at 9:15 pm.