

Windy Ridge Meeting Minutes

February 28, 2022

7p

- I. The meeting was called to order by Elizabeth at 7p.
- II. Attendees: Elizabeth Higson, Susan Keller, Melissa Banno, with Tonya on phone.
- III. Motion was made by Elizabeth to approve the December minutes, seconded by Susan. Voting unanimous to accept January 2021 Annual meeting minutes approved by membership.
- IV. Motion was made by Susan and seconded by Elizabeth to approve December and January financial reports after discussion. Voting unanimous to accept.
- V. Open issues
 - a) Annual budget passed by membership
 - b) Report on resurvey of Tucker property line has not been completed
 - c) Sealant on new existing fences was completed. We are in the queue for next series of fence to be completed
- VI. New business

Tonya will send out a newsletter to homeowners addressing Christmas decorations still on common grounds, car washing prohibition in parking lots, and the offer of a free piano.
- VII. The meeting was adjourned at 7:20p.

Respectively submitted by Susan Keller

Windy Ridge HOA

Meeting Minutes

April 25,2022

- I. The meeting was called to order at 7:10pm with Elizabeth, Melody, Melissa, Stephen, and Susan present. Tonya on phone. A homeowner joined the meeting midpoint.
- II. Elizabeth made the motion to approve the February minutes, seconded by Melody with unanimous approval
- III. Elizabeth made the motion to approve the February Financials, seconded by Melody with unanimous approval. March financials were not received prior to the meeting for consideration
 - a) Update: Windy Ridge covenants permit a 6% dues late fee (\$10.50)
 - b) Following a change in the Federal Fair Debt Collection Act, liens will now be placed after 4 months of delinquency instead of 3
- IV. Open issues
 - a) Tonya reported that the cost of fence replacement per unit has increased as lumber prices have continued to remain high. The consensus is to proceed with the planned fence project as already voted on when the contractor can plan the work. Regular building maintenance is delayed until the fall. We ask, when the clubhouse is rented, that the furniture and set up be returned to how it is when first received.
 - b) The report on resurvey of Tucker property border did not include the section where the broken fence occurred so Tonya has sent an email to the surveyor.
 - c) Cable contract is being followed up by Stephen
 - d) The clubhouse breaker for outside outlets has been turned off due to the need to insulate outlets and check wiring. (Item has been added to Fall planning agenda)
- V. New business
 - a) Minor changes were required to our Rules and Regulation with the change of management companies. Elizabeth made the motion to approve the updated Rules and Regulations, seconded by Melody with unanimous approval.
 - b) We have had two occurrences of inappropriate disposal of oil next to dumpsters. This is a biohazard, and we expect our members to adhere to safety for our

community. Changing the oil on our property is prohibited for that reason. Proper disposal of noxious material is the member's responsibility.

- c) Gutter maintenance is a major expense and drain on the Windy Ridge budget. Members should be aware that during the building maintenance rotation gutters are inspected and at that time, quotes are obtained for the work.

VI. Adjournment at 2000

Submitted by Susan Keller

Windy Ridge HOA Minutes

June 27, 2022

7p

- I. Elizabeth called the meeting to order at 7pm.
- II. Attendees: Elizabeth Higson, Melody Kissinger, Melissa Banno, and Susan Keller
- III. Elizabeth made the Motion to Approve the April minutes. Seconded by Melody with unanimous approval
- IV. Melody made the Motion to Approve the March, April and May financials. Seconded by Susan with unanimous approval
- V. Open issues
 - a) We remain in the queue for restarting fences. Elizabeth is getting additional quotes due to the delay. It was decided to move up the building maintenance if possible.
 - b) Elizabeth made the Motion to approve the replacement of downed Tucker fence. Seconded by Melody with unanimous approval
 - c) A special meeting will be scheduled to discuss the Cable contract
 - d) Renewal of CD is on June 30th. Steven had sent the details in his absence. We will communicate with RPM to transfer an additional amount to the CD to build up our savings.
- VI. New business
 - a) Clubhouse Use and cleanup of charcoal grills was tabled until discussion with Tonya. It is the consensus of the group that no grills should be allowed at the clubhouse
 - b) The garden plans for a homeowner were approved. Reminder to homeowners, homeowners should not plant invasive plants in the beds. Also please be aware that our landscaping contractor will not pull tree saplings from the grounds. Please help avoid the cost and damage should trees become established in cement cracks or next to air conditioning.
- VII. Adjournment at 7:55P.