

2022 Annual Meeting Minutes
Windsor Park Homeowners Association

Thursday, March 17, 2022, the Windsor Park HOA Board of Directors held the 2022 Annual Meeting at the Fruita Community Center in the Peach room. Board members; Phillis Bowers President, Judie Chapin Treasurer and Secretary. Rob Bergen Board member were present. Also attending was Christine Sartoris representing CIC Management Solutions, property management company for Windsor Park.

1. Meeting was called to order at 5:35 pm by Phillis Bowers.
President Phillis Bowers introduced the board members and turned the meeting over to Christine Sartoris of CICMS who presided over the meeting.
2. Quorum of 19 was not met with only 15 including Proxies in attendance. As no changes to the board or election of new board members was necessary, the meeting proceeded as scheduled.
3. Christine asked if the reading of the 2021 annual meeting minutes was necessary, the response no, a motion was made and seconded, the 2021 annual meeting minutes were approved as written.
4. Christine gave an overview of the current financial report. She informed those present the current financial audit was in the process of being completed, as CICMS just received the February financials from Monument Management and will post them on the HOA website for membership viewing. She explained because of the 2021 over-budget items and current project of repair and replacement of the pumphouse plus an overall increase average of 15 percent by contractors, insurance, utilities and materials was the reason for the HOA monthly fees being raised to \$120 per month.
5. The 2022 landscape contract for Windsor Park was awarded for a second season to WD Yards. The All-Pro Irrigation contract was renewed for another year and CIC Management Solutions replacing Monument Management will continue as Windsor Park's property management company. Not requiring a quorum, the board approved budget for 2022 was ratified by those in attendance.
6. Rob Bergen gave an update on the irrigation system and progress of the replacement of the pump house and rebuild of pumps and electrical system. This is a Reserve Fund capital expense budgeted for 20 thousand dollars in the 2021 budget with an increase of 15 thousand for a total of approximately 35 thousand dollars reducing the Reserve Fund and is another reason for the increase of HOA monthly dues as the Reserve Fund will need to be refunded for future capital expenditures.
7. Rob explained the seriousness of on-going vandalism to our subdivision especially to the perimeter fencing and how the increased cost of materials has pushed the board forward on a new project of replacing the picket style fencing along Pine Street with solid white vinyl panels. By using the existing posts, the project will be less expensive and should reduce future replacement costs due to vandalism.

8. Rob explained the new Colorado State mandates on water conservation. The replacement of all current sprinkler heads with water saving sprinklers used in irrigation will be required throughout the state. Windsor Park's irrigation contractor will begin replacing old sprinklers as they breakdown with the more costly water saving sprinkler heads. Resulting in another unplanned increase to our budget.
9. Rob explained how the 2021 board approved project awarded to WD Yards to replace the mulch in all WP common area planters with rock, capping off the sprinklers and removing shrubs in the planters will save money in the long run by conserving water usage, eliminating the need to replace expensive sprinkler heads and less maintenance from the landscape contractor. The project should be completed by the start of the irrigation season in April.

Discussion and Q & A's from the floor were opened.

Cassidy Hagerman asked Rob Bergen to explain the process the board follows reviewing contractors and making final decisions to award contracts. His response was that Requests for Bid for annual contracts and special projects are sent to the contractors in our area who are qualified to work on large communities like the Windsor Park HOA . The 2023 irrigation contract will be sent out for RFB. Cassidy asked if the HOA financials are available for review and Christine Sartoris informed her she can review them upon request at the CICMS office, and a condensed version of the monthly financials are posted online.

Cody Maynard asked why our HOA fees are higher than many other HOA's and if the irrigation pond will ever be clear. Christine explained that each HOA has different expenses and services offered to its membership, so it was like comparing apples to oranges. Rob explained the irrigation pond will never be clear, the water comes from the Colorado river and even with a fountain for aeration it would still not clear up the silt.

Christine asked all attending to consider becoming a board member. Cassidy Hagerman expressed an interest in the possibility of the treasure positions. Cody Maynard said the Architectural Committee chairman position might be plausible.

10. Phillis Bowers adjourned the meeting at 6:50 pm.

Submitted by:

Judie Chapin - Secretary WPHOA