

Windsor Park HOA
Board Minutes – February 18, 2022

Windsor Park's HOA Board of Directors met Friday, February 18, 2022, at 1219 Windsor Park Drive @ 12:30 p.m. Attendees were Phillis Bowers President, Judie Chapin Secretary/Treasurer, Rob Bergen board member, and Christine Sartoris representing CIC Management Solutions. Phillis Bowers called the meeting to order at 12:30 pm.

First on the agenda was reviewing contracts for the year 2022. Contracts for Windsor Park's property management company, CIC Management Solutions and irrigation contract All Pro Irrigation were renewed, both without an increase. Christine Sartoris will contact WD Yards to discuss their bid proposal for the 2022 landscape contract before a final decision is made by the board.

The WD Yards, HOA board approved special project contract for replacing mulch in common-area planters with river rock has not started and Christine Sartoris will contact the company to find out when that project is scheduled to begin as their proposal gave a completion date of spring 2022.

The pumphouse/equipment replacement progress report by Rob Bergen stated the project is on schedule but the final cost is still uncertain as unforeseen costs in materials due to shortages caused by covid will become clearer as the project nears completion. The pumphouse project should be completed by the beginning of the irrigation season in April.

Repairs to fence damage on Pine Street will begin soon, cost for materials required for fence repairs has increased and will result in an increase to the general maintenance line item on the budget.

Christine Sartoris asked for clarification of the 2022 HOA budget the board had discussed at an earlier board meeting. Several factors including the cost of replacing the pumphouse and equipment, the increase in WD Yards landscape contract and increases in other budgeted line items will contribute to an increase to the HOA fees. The increase of the monthly HOA fees will depend on further review by CICMS. Christine will forward to each board member the final budget for approval within the next few weeks.

The Reserve Study mandated by the CCIOA has not been awarded. Christine will contact Global Solution Partners and give the go ahead of their proposal for the reserve study.

Financial statements provided by CICMS as per their contract; the detailed monthly financials and bank statements will be posted on WPHOA's web page for the HOA board review only. A briefer financial statement will also be available for all HOA members to review.

Altitude Law, WP's HOA attorney provided to the board the detailed process for filing a foreclosure notice to a property owner who has not responded to any request for payment of past due HOA fees. The foreclosure proceeding was unanimously approved by the board. Christine will notify the legal firm to proceed.

When the 2022 budget is approved by the board, documents required for the Annual meeting will be mailed. The documents include the board approved budget, meeting agenda, a proxy for absentee voting, the Annual Board meeting minutes for 2021, along with the ballot for treasure and two open board member positions,

The 2022 Annual Meeting will be held at the Fruita Community Center, Thursday, March 17, 2022 @ 5:30 pm. Phillis Bower adjourned the meeting at 2:15 p.m.

Respectfully submitted,
Judie Chapin
Secretary/Treasurer WPHOA