

Windsor Park HOA
Board Minutes – July 13, 2022

Windsor Park's HOA Board of Directors met Thursday, July 13 2022, at 1219 Windsor Park Drive. Attendees were Phillis Bowers President, Judie Chapin Secretary/Treasurer, Rob Bergen board member not present; emailed confirmation FOR vote taken during meeting. Phillis called the meeting to order at 1:00 pm.

Damage to fences and vinyl siding in Windsor Park caused by WDY landscape employees and who is responsible financially and for repair was discussed in detail. Will Rahorst representing WDY informed Judie Chapin, WP's liaison for landscaping, that his company will repair/replace fences damaged by mowers but will not replace siding damaged by trimmers. Will suggested placing a metal strip at the bottom of the siding to help prevent damage to siding at the last board meeting. Will was also requested to advise his employees to not use a string trimmer within eight inches of vinyl trim on WP residences. This will be discussed in more detail at a later meeting.

Judie Chapin WP treasure and Phillis Bowers, president will go to Alpine Bank in Fruita Friday at 10:00 am to request copies of monthly statements that have not been provided to the board by CIC. Judie Chapin will also be added to the account as an authorized person to receive monthly statements from the bank.

Next for discussion and action, past due accounts the main topic and reason for the meeting. The board voted unanimously to authorize Altitude Community Law, our HOA collections attorney, to automatically begin the foreclosure process on all Windsor Park properties that have failed to follow the Collection Policy and carry a \$3,000.00 past due balance. The board decided to adjust the dollar amount from \$5,000.00 down to \$3,000.00 dollars or more in unpaid HOA fees to begin the foreclosure process agreed on during the last board meeting.. Due to privacy concerns properties that meet the past due amount threshold will not be listed by address in the minutes but will be spelled out in the letter to ACL authorizing the foreclosure process to go forward.

Phillis will send an email and/or call CIC requesting they send a NOV letter to a property owner who has refused to change a light bulb that has been glaring into the window of a residence in the suburb to the south of WP.

It was also agreed the WPHOA is not responsible for damage to window screens on a townhome caused by birds to repair or replace. We have no control over nature.

Phillis Bower adjourned the meeting at 1:45 pm.

Respectfully submitted,
Judie Chapin
Secretary/Treasurer WPHOA