

2020 Annual Meeting Minutes
Windsor Park Homeowners Association

Tuesday, February 11, 2020 the Windsor Park HOA Board of Directors held the 2020 Annual Meeting at the Fruita Community Center. Board members present; Phillis Bowers President, Jennifer Springstead VP, Judie Chapin Treasurer and Secretary. Rob Bergen Board member and Irrigation Liaison and Carrie Grubbs Manager of *Monument Management*, the property management company for Windsor Park. The meeting was called to order at 5:30 pm by Phillis Bowers.

President Phillis Bowers introduced the board members and turned the meeting over to Carrie Grubbs of MM who then presided over the meeting.

1. Quorum of 20 percent was met so meeting could proceed as scheduled
2. A handout of the minutes was available and reading of the minutes wasn't necessary, a motion by Ryan Bradford was made then seconded to approve the 2019 annual meeting minutes as written.
3. Carrie gave an overview of the fourth and fifth amendments approved by the board to the CCRs, mailed to property owners. Both amendments passed by the HOA membership, receiving the 50 percent approval required. WP's attorney will finalize the documents, then be filed with the Mesa County Clerk for recording. The final documents will be posted on the MM/WPHOA web page with the other amendments to the CCRs.
4. Carrie gave a brief overview of the current financial report.
5. The 2020 Board Approved budget was reviewed as Carrie went over each line item and the changes from last year to the upcoming expenses budgeted for 2020. Questions were asked and answered regarding 2019 expenses that weren't budgeted items in 2019. Rob Bergen explained the reason irrigation expenses were over the amount budgeted was due to new equipment purchases in the pump house to keep the aging irrigation system running smoothly and eliminating the possibility of breaking down during the upcoming irrigation season. A motion was made by Ryan Bradford to adopt the 2020 budget, a second followed then ratified by the members in attendance.
6. The ballot for new board members was next on the agenda with one write in, Alyssa Trujillo. Jennifer Springstead elected to the board at last year's annual meeting needed to be voted on again as a quorum was not met and she was elected to serve only one year on the board. Motion made by Ryan Bradford then seconded, membership unanimously approved to accept the two as board members.
7. The 2020 landscape contractor for Windsor Park will be Peaceful Valley, replacing US Lawns, comments were made by the membership anticipating the new company will be an improvement with less problems as in the past. Premier Solutions irrigation's contract was renewed for another year and Monument Management will be retained by Windsor Park as their property management company.

8. Community projects for 2020 will be the replacement of river rock in the common area flower bed planters instead of using mulch. The mulch in the playground area will be replaced this summer. Five large trees behind the townhomes will be removed this spring. Fence repairs are still an ongoing expense and will always be part of the common area expenses for WP.

9. Questions & Concerns:

The problem of residents out of compliance; too many cars parked in front of houses, trash cans in view, homes in need of painting and upkeep, trampolines in front yards, wading pool in yards, basketball hoops in street, unsightly front porches were just a few issues discussed.

Carrie Grubbs explained during the winter months enforcement and NOV's are limited and as soon as warm weather arrives she will be more diligent in seeing that property owners are in full compliance with the CCRs.

The summer ice cream social and meet and greet in the park scheduled at last year's annual meeting was a disappointment as only ten showed up for the event including four board members. There will be no social events planned in the future by the board.

Questions regarding owners delinquent in their HOA fees was of concern with many and Carrie explained the process has been slow with many legal obstacles, but is beginning to become a reality with the attorney beginning the collection notifications to delinquent property owners.

The question that has been asked for as long as Windsor Park's subdivision has been in existence, "can a perimeter fence be installed around WP?" was discussed in detail, Cory Tomps volunteered to visit with the Town of Fruita's planning board to find out what needs to be done to get the PUD changed to allow WP to install a perimeter fence along Pine Street and Aspen Street. The membership was advised if the board proceeds with this project it could result in a one-time assessment to all property owners to help cover the cost of a perimeter fence.

New Business:

It has been several years since Windsor Park has had an Architectural Control committee. Judie Chapin asked the membership if anyone would be interested in becoming the ACC chairman to address community issues that need resolved. Ryan Bradford stepped up and the board approved Ryan to be WP's ACC chairman, he will work with the board in updating the ACC rules & regs.

Monument Management will mail to property owners an overview of their responsibilities to their properties and instructions how to turn off the water to their drip lines if they become stuck; drip lines are now the property owner's responsibility to maintain. Carrie also reminded all they can contact MM 24 hours a day if having irrigation issues such as inoperable sprinklers/ stuck sprinklers, not enough water or too much water.

Board Officers and Members for 2020

Phillis Bowers – President

Judie Chapin– Treasurer/Secretary

Rob Bergen – Board member - Irrigation Liaison

Jennifer Springstead – Board member

Alyssa Trujillo – Board member

Phillis Bowers adjourned the meeting at 6:45 pm.

Submitted by:

Judie Chapin - Secretary WPHOA