

February 27, 2018 Annual Meeting Minutes
Windsor Park Homeowners Association

Tuesday, February 27, 2018 the Windsor Park HOA Board of Directors held the 2018 Annual Meeting at the Fruita Community Center. Board members present; Phillis Bowers President, Judie Chapin Treasurer and Secretary. Rob Bergen Board member and Irrigation Liaison and Cindy O'Shea Board member. Debbie Campbell Manager of *A Better Alternative Management Company*, the property management company for Windsor Park scheduled to speak at the meeting was unable to attend. The meeting was called to order at 6:00 pm by Phillis Bowers.

Phillis introduced the board members who are on the ballot for re-election. Cindy O'Shea was introduced as a new board member appointed by the board and needed ratified by the members to remain on the board.

Phillis ask for any nominees from the floor to be added to the ballot, with no volunteers a vote from the floor. The ballot as proposed was approved by a show of hands with board members to serve another term.

Board Officers and Members for 2018

Phillis Bowers – President

Judie Chapin– Treasure/Secretary

Rob Bergen – Board member - Irrigation Liaison

Cindy O'Shea – Board member

The 2017 Annual Meeting Minutes were approved as presented.

Rob Bergen, WP's Irrigation Liaison, re-addressed the problem of sharing water with others that share the same irrigation water, several shareholders were withholding water which limited the water available in WP's pond for irrigation causing the pond to go dry many times during the irrigation season. The problem has since been resolved and Windsor Park's irrigation pond is now on a direct feed with the City of Fruita, this also allows cleaner water to flow into the pond that is expected to remain filled throughout the irrigation season.

Rob fielded questions from the floor concerning the irrigation sprinklers causing flooding due to water scheduling and broken sprinkler heads. U.S. Lawns the new Irrigation contractor will be informed of the problem and should establish new water scheduling times to eliminate daytime watering.

The Landscape and Irrigation contracts for the 2018 season were awarded to a new contractor, U.S. Lawns. Landscape projects for U.S. Lawns this season will continue to include the clean-up of the areas around the townhomes, discard old and dying shrubs and flowers on the corners planters and replace with new ones.

ABAM on WP's request, sent RFB's for the Irrigation and Landscape contracts to five potential contractors and the WP Board came to the final decision to award the 2018 contracts to U.S. Lawns after meeting with them.

Judie Chapin gave the financial report and ask for approval of the Board Approved Budget for 2018 with no increase in HOA fees. The budget was approved by 10 attendees and 2 proxies. It was also discussed that WP is going to be more aggressive in collecting past due HOA fees by hiring an attorney who specializes in collecting HOA fees from property owners who are thousands of dollars in arrears.

A Better Alternative Management Company will remain the property management company for WP for 2018, without an increase.

The dollar amount on the budget for postage, printing, and office supplies from ABAM was brought up for discussion. It was decided to ask ABAM to email or limit paper monthly invoices to property owners who pay in advance or who prefer to be invoiced electronically via email to reduce the amount spent on administrative expenses.

The tree circle in the center of the entryway to Windsor Park is difficult to see and possess a potential driving hazard. Rob Bergen suggested adding reflectors around the base, so it would be more visible. The suggestion of removing it would pose some difficulty as it is in a public street owned by the City of Fruita.

The question asked if the board was planning to hold any open meetings for the HOA membership this summer as had been done in the past gave Judie Chapin the opportunity to share the spring event of an "Ice Cream Social – Meet & Greet" that would be announced by a flyer addressed to all residents some time in May.

A reminder to all: A Better Alternative Management Company, 970-683-4746, is the contact for WP residents and property owners with any concerns or problems relating to Windsor Park, these concerns will then be relayed by ABA to the board for any action that may be required.

The meeting was dismissed by Phillis Bowers at 7:15 pm.

Submitted by:

Judie Chapin - Secretary WPHOA