

Windsor Park HOA
Board Minutes – June 30, 2022

Windsor Park's HOA Board of Directors met Thursday, June 30, 2022, at 1219 Windsor Park Drive. Attendees were Phillis Bowers President, Judie Chapin Secretary/Treasurer, Rob Bergen board member, and Will Rahorst, Project Manager for WD Yards. Phillis Bowers called the meeting to order at 1:00 pm.

Will Rahorst representing WD Yards, Windsor Park's landscape contractor joined the meeting to discuss issues that have been raised by the board, the WP property owners/residents and WD Yards. Issues unknown and not previously brought to the attention of the HOA board of directors were also part of the discussion.

After back-and-forth dialog both parties, the board of directors representing WPHOA and Will Rahorst representing WD Yards, came to an agreement the importance for the board to be in the loop concerning any issues brought to the landscaper's attention by either CIC our property manager or by property owners. It was agreed that Rob Bergen will be the HOA liaison between WDY for irrigation issues and Judie Chapin will be the HOA liaison between WDY for landscape maintenance issues. Text numbers were exchanged so all can be in the loop when issues need to be addressed.

The board informed Will if properties are not prepared for the Wednesday mow day, and his employees have difficulty or cannot access a yard due to animal waste, toys, patio furniture, etc. the mowers may bypass that yard until the next week or until the resident can rectify the problem.

Rob Bergen will reduce the water saturation problem on some properties by changing the irrigation schedule to allow the front yard areas in WP that tend to remain moist then causing problems with the large mowers to dry out. The few properties that will require being mowed by a push mower must first be inspected and approved by the board and that approval will be passed on the WDY. Individual property owners must contact CIC for any requests or issues and not address them directly with the WDY employees on site.

Judie Chapin will email Will photos of landscape ideas the board have been discussing to replace the turf on the common area by the playground. He in return will have a member of his staff send photos/schematics of landscape examples for the possibility of this being off season work. Will Rahorst then excused himself from the meeting.

The board had been prepared to discuss the HOA current financials, collections, and foreclosure updates, but Christine Sartoris representing CICMS did not attend the meeting so those issues will be for another time. This being an issue of the frustration of not being able to get a timely response from CIC for assistance the board needs when responding to HOA members and contractors. A letter will be sent to CIC suggesting the possibility the board may take on some of the responsibilities for a period to allow CIC time to adjust to managing our HOA and the other HOAs they took on with the merger of Monument Management and CIC last fall. Example the board becoming the liaison with WDY.

The past due accounts were discussed in detail and the board unanimously approved to send a letter to Altitude Law, our HOA attorney of the board's approval to automatically begin the foreclosure process on all Windsor Park properties that have failed to follow the collection program established by our Collection Policy and owe \$5,000.00 dollars or more in unpaid HOA fees. Money not collected by these properties was the driving force for raising the monthly HOA fees this year from \$100 to \$120. If money owed WP can be collected by foreclosing on properties the HOA fees may be reduced back to the \$100 per month .

Next on the agenda was a property owner who is out of compliance with the CCRs. Phillis Bowers will contact Christine Sartoris of CIC and request a Notice of Violation (NOV) letter be sent to the property owner advising to stop the action that is causing a disturbance within the neighborhood. Inserts of the CCRS, and Resolution Policy will also be forwarded to Christine so ensure she has the information to inform the property owner there will be penalties requiring weekly fines forthcoming if the nuisance is not eliminated.

Phillis Bower adjourned the meeting at 3:00 pm.

Respectfully submitted,
Judie Chapin
Secretary/Treasurer WPHOA