

Windsor Park HOA  
Board Minutes – May 9, 2022

Windsor Park's HOA Board of Directors met Monday, May 9, 2022, at 1219 Windsor Park Drive. Attendees were Phillis Bowers President, Judie Chapin Secretary/Treasurer, Rob Bergen board member, and Cody Maynard, Windsor Park's newly appointed HOA Architectural Control Chairman. Phillis Bowers called the meeting to order at 6:00 pm.

The purposes for the meeting was one, to welcome Cody Maynard to the WP HOA by the board and two, discuss the Global Solutions Partners, Reserve Fund Audit findings.

The board reviewed the 22-page audit report and were not sure of what the numbers, suggestions, and findings actually were revealing. It was decided to reach out to Christine Sartoris of CICMS, WP's property management company to request her assistance to explain what steps the board were being asked to take to fulfill the audits suggestions. Much of the common area and assets the HOA is financial responsible for were listed in the audit and placed in the Reserve Fund category. The HOA has been budgeting for those assets as an annual expense and shouldn't be dependent on the Reserve Fund to maintain, a further reason the board was requesting guidance from Global Solutions and Christine Sartoris.

The board also discussed the frustration of not being able to get a timely response from CIC when trying to contact them for assistance regarding issues the board responds to from HOA members and contractors.

Discussed briefly was damage to sections of the walking trail sidewalks that have been deteriorating and need resurfaced. The damage may have been caused from using salt during snow removal. The board will direct the snow removal contractor during the next winter season not to use any salt products on the sidewalks or common area walkways.

Cody Maynard was provided a copy of the Architectural Control Rules and Regulations and given the authority to revise them then submit the revisions to the board for discussion so they can be approved as an official WPHOA document.

Phillis Bower adjourned the meeting at 7:00 pm.

Respectfully submitted,  
Judie Chapin  
Secretary/Treasurer WPHOA