

2009 Windsor Ridge Annual Meeting

Board Members Present	Maria and Scott Gomer, Bob Bedford, Roger Rossetti, Jeff Stewart, Charlie Buck, and Debbie Thoman. President Bedford called the meeting to order at 7 p.m.	N/A	N/A
Tax Returns	Mr. Stewart reported that tax returns have been completed and that he has begun to receive some of the bills.	N/A	N/A
Follow-up Items From the 2009 Annual Meeting	<p>President Bedford reported on the following items in follow-up to the Annual Meeting:</p> <p>Itemized expenses: Snow and Lawn Care</p> <ul style="list-style-type: none"> ◆ Heavy snow in 2008 accounted for the increase in Quality Care costs when compared to 2007. ◆ Association Late Fees: It was noted that a late fee of \$5 is assessed for each delinquent month. This fee is not contained in the covenants. Ms. Thoman will review old minutes to see if there is detail regarding this fee. In addition, Mr. Stewart will check with Ms. Napolitano on the ability to assess this fee. The processing of property liens will be delayed until the late fee matter is resolved. ◆ Entrance Lights: Mr. Gomer will contact electrician regarding lights when the weather is accommodating. ◆ Quality Care: Billings are based on time and materials. Dr. Buck will follow-up and request itemization of each time they come out. The Board members 	<p>Review old minutes information on late fees, follow-up with attorney on late fees, create statement of work for Quality Care</p>	<p>Ms. Thoman (old minute review), Mr. Stewart (follow-up with attorney), Dr. Buck (statement of work for Quality Care)</p>

	discussed the need to prepare a more detailed statement of work for Quality Care and a potential RFP.◆ Dr. Buck will pursue.		
Website	President Bedford reported that the website has been updated.◆ It was recommended that for Board Announcements, newsletters and other items, members be directed to the website via an email.◆ President Bedford will teach Ms. Thoman how to post minutes.	Post minutes, announcements and other items of interest on website	Ms. Thoman, President Bedford
Budget	Mr. Stewart will create a 2009 Budget based on past history for the next Board Meeting.◆ All Board members approved the transfer of the Homeowners accounts to US Bank.	Create Budget, transfer accounts to US Bank	Mr. Stewart
Landscape Committee	Mr. and Mrs. Gomer will solicit volunteers to join the Landscape Committee, and it will prepare a landscaping plan for all three subdivision entrances, and present the plan to the Board.◆ The plan will be delivered to ◆the landscape company.◆	Solicit input on landscaping	Mr. and Mrs. Gomer

There being no further business the meeting was adjourned at 7:45 p.m.

Respectfully Submitted,
Debbie Thoman, Secretary