

# **Windsor Ridge Homeowners Association Annual Meeting Minutes**

Wednesday, January 19, 2011

## **I. Call to order**

WRHA President Mike Streb called to order the annual meeting of the Windsor Ridge Homeowners Association (WRHA) at 7:05 pm on January 19, 2011 held at Legacy Ridge II, 1096 Silvercrest Way, Iowa City Iowa.

## **II. Roll call**

Board of Directors in attendance: President: Mike Streb; Vice-President: John Evans; Secretary: Dawn Hays; Treasurer: Jeff Stewart. List of members in attendance will be maintained with secretary's report.

## **III. Approval of minutes from 2010 Annual Meeting**

The minutes from the 2010 Annual Meeting were unavailable. It was agreed the minutes from 2010 will be posted on WRHA website ([www.windorridgeic.com](http://www.windorridgeic.com)). Unless objections are received by the Secretary, the minutes as posted will be considered approved.

## **IV. Treasurer's Report**

- a) Report presented by Treasurer Jeff Stewart; motion to approve from member Roger Rosetti, seconded by member Bob Bedford; member majority voted in favor.
- b) Members were informed that the Board of Directors determined the current financial condition of the WRHA warranted a reduction in annual dues to \$225 for 2011.
- c) Members were informed that the Board of Directors will direct WRHA accountant or legal counsel to facilitate the filing of liens on those properties in arrears. Preference is to utilize accountant.

## **V. Old Business**

- a) President Mike Streb extended appreciation to the 2010 WRHA Board of Directors Bob Bedford, Roger Rosetti, Deb Thoman and Jeff Stewart as well as Landscape Maintenance Chair Charley Buck. Their service secured a 3 year contract with Jan's Lawn Care for lawn and snow maintenance and they secured accountant Jim Buxton. Their efforts with these cost control measures allowed the current Board of Directors to reduce dues for 2011.

## **VI. New business**

- a) A representative from Hills Bank & Trust provided information about electronic payment option for annual dues; it was agreed that the WRHA accountant, Jim Buxton, will offer electronic debit as a payment option to the members with annual dues statement for 2011.
- b) City Sidewalk Repair: Board of Directors is accepting bids for repairs of sidewalks identified by the City.
- c) Election of Board of Directors: it was agreed that current directors Mike Streb, John Evans and Dawn Hays would be retained for 2011; Jeff Stewart has resigned. Mike O'Donnell will file the 4<sup>th</sup> position on the board. Individual offices will be voted on by the board.
- d) Review of Committees: Landscape Maintenance Chair Charley Buck resigned. Mary Ellen Hein and Linda Stewart will serve as Co-Chairs. Other volunteers are welcomed. Chrissy Chambliss will continue to serve as the email coordinator. Mary Ellen Hein will continue to serve as the directory coordinator.
- e) Covenants: Mike Streb explained that when a WRHA covenant is violated and the covenant is not in conflict with city ordinance, state statute or federal statute the offending member will be encouraged to honor their implied agreement to adhere to the covenants of WRHA that was created when they purchased their property. The Board of Directors has discretion as to how to handle covenant violations that are enforceable by ordinance and/or statute.
- f) Vandalism/Crime Watch: members are reminded to be vigilant about security of their own property, watchful for the security of property of others and encouraged to report all incidents of criminal activity to the Iowa City Police Department at 319-356-5275.
- g) Good Neighbor Meeting Information: Mike Streb, Charley Buck and other members attended a meeting regarding the developer's re-zoning request for property located at the corner of Court Street and Taft Ave. Members are encouraged to pay attention to the public hearings regarding this matter.
- h) City Tree Planting: Charley Buck wishes for members to be aware that the City of Iowa City will provide and plant select trees within the right of way free of charge.
- i) Radon Testing: Charley Buck wishes for members to learn of their risks of exposure to Radon, the health implications and recommends members test their properties. It is his understanding that mitigation is inexpensive.
- j) Low Light Levels at Entrances: members again raised this concern and the Landscape Maintenance Committee will be responsible for addressing the concern appropriately and cost effectively.

## **VII. Adjournment**

President Mike Streb called for motion to adjourn the 2011 WRHA Annual Meeting; Mike Barron so moved, Mary Ellen Hein seconded; member majority voted in favor; meeting adjourned at approximately 8:50 pm on January 19, 2011.