

Windsor Ridge Homeowners Association Annual Meeting Minutes

Tuesday, January 15, 2013

I. Call to order

WRHA President John Evans called to order the annual meeting of the Windsor Ridge Homeowners Association (WRHA) at 7:00 pm on January 15, 2013 held at Legacy Ridge II, 1096 Silvercrest Way, Iowa City Iowa.

II. Roll call

Board of Directors in attendance: President: John Evans; Vice President: Mike Streb; Secretary: Dawn Hays; Treasurer: Chrissy Chambliss. List of the 11 members in attendance will be maintained with secretary's report.

III. Approval of minutes from 2012 Annual Meeting

The minutes from the 2012 Annual Meeting as posted at www.windsorridgeic.com: approved.

IV. Treasurer's Report

- a) Report presented by Treasurer Chrissy Chambliss; approved
- b) Members were informed that the Board of Directors determined the current financial condition of the WRHA warranted maintaining the current annual dues of \$225 for 2013; approved
- c) Update provided regarding mechanism for collection of dues in arrears
Treasurer confirmed that ACH as payment method for WRHA dues remains available to the membership and accountant, Jim Buxton can facilitate.

V. Old Business

- a) Landscaping/deferred maintenance projects completed in 2012 discussed.

VI. New business

- a) The three year contract for landscape and snow services provided by current contractor, Jans Lawn Care & Landscaping will expire April, 2013. The Board of Directors will secure three bids. Landscape committee will be consulted. Contract will be awarded prior to expiration of current contract.
- b) Members concerns: safety of south end of City street Arlington Drive, trees overhanging City sidewalk right of way: when a matter of safety concerning property under the authority of the City of Iowa City is observed, members are encouraged to submit electronic notice of the concern via the City of Iowa City's website at www.icgov.org. WRHA cannot take direct action to correct concerns to property under the authority of the City of Iowa City.
- c) Covenants: concerns regarding various failures to honor the covenants of WRHA since inception was discussed. The Board of Directors consulted an attorney in July, 2012 regarding the Association's rights and responsibilities to enforce covenants. The opinion received from the attorney was that the rights and responsibilities remain with the sub-divider until such time as all lots in the subdivision have been sold, residences have been constructed upon them and the sub-divider conveys these rights to the Association. To the best of the board's knowledge these conditions have not yet been met. The legal opinion received also noted that the Iowa Supreme Court has issued decisions regarding the rights of individual property owners. The board determined that without the clear right and responsibility to enforce covenants and the Iowa courts decisions regarding property rights, it would not be in the best financial interest of the membership as a whole to undertake legal action against individual members for covenant violations. Requests for variances from covenants or complaints regarding violations of covenants should be directed to the sub-divider. The Board will remind members of the expectations to adhere to defined covenants.
- d) Board of Directors nominations: One member volunteered to serve on the board of directors in 2013. No other nominations were received either prior to the meeting or at the meeting. The board members for 2013 are Nancy Bonthias, Chrissy Chambliss, Dawn Hays and Mike Streb. The board will vote on offices at the first board meeting of 2013.
- e) Committee nominations: none were received; Landscape Maintenance Committee re-affirmed: Mary Ellen Hein, Linda Stewart; Email Coordinator re-affirmed: Chrissy Chambliss; Directory Coordinator re-affirmed: Mary Ellen Hein.

VII. Adjournment

2013 WRHA Annual Meeting adjourned at approximately 8:15 pm on January 15, 2013.

Minutes submitted by: Dawn Hays, Secretary WRHA

Minutes approved by: Board of Directors