

Windsor Ridge Homeowners Association

Annual Meeting Minutes

Tuesday, January 21, 2014

I. Call to Order

WRHA President Dawn Hays called to order the annual meeting of the Windsor Ridge Homeowners Association (WRHA) at 7:00 PM on January 21, 2014, at Legacy Ridge II, 1096 Silvercrest Way, Iowa City, Iowa.

II. Roll Call

Board of Directors in attendance: President: Dawn Hays; Vice President: Mike Streb; Secretary: Nancy Bonthius; Treasurer: Chrissy Chambliss. The list of the 19 members in attendance will be maintained with the Secretary's report.

III. Approval of Minutes from 2013 Annual Meeting

The minutes from the 2013 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 2014; approved
- c) Update provided regarding mechanism for collection of dues in arrears and that these would be pursued.

V. Old Business

- a) Landscaping and deferred maintenance projects completed in 2012 were discussed. The Board would like to give special thanks to current Landscape Committee members: Mary Ellen Hein and Gary & Rita Johnson and past member Linda Stewart.

VI. New Business

- a) We are currently one year into a three year contract with Jans Lawn Care & Landscaping. The current contract will expire in April, 2016. In addition to previous duties, Jans will also maintain our sprinkler system. Jans will coordinate with JP Mechanics to complete the annual certification of the backflow meters on the sprinkler system. There were some sprinkler pipes that ruptured early this winter and will need to be repaired this spring. Jans is aware of these problems and is responsible for the costs associated with repair. The Landscape Committee is very pleased with the current level of service that Jans has provided WRHA.
- b) Members Concerns: Concerns about whether WRHA could clean up the trees and park area near Huntington Dr. & Court St. were raised. Members are encouraged to address concerns to the City of Iowa City if there are individual property owners that are in violation of City codes. These concerns can be submitted electronically at the City of Iowa City's website at www.icgov.org.
- c) Covenants: Concerns regarding various failures to honor the covenants of WRHA since inception were discussed. The Board would like to remind residents that they are expected to abide by the covenants, which can be found on the association website at www.windsorridgeic.com for the various parts of the subdivision.
- d) Board of Directors Nominations: Four members volunteered to serve on the Board of Directors for 2014, and they are Tina Advani, Becky Calacci, Alaina Welsh, and Laura Aschenbrenner. The Board members will vote on officers at the first board meeting of 2014.
- e) Committee Nominations: None were received; Landscape Committee re-affirmed: Mary Ellen Hein and Gary & Rita Johnson; Email Coordinator re-affirmed: Chrissy Chambliss; Directory Coordinator re-affirmed: Mary Ellen Hein.

VII. Adjournment

2013 WRHA Annual Meeting adjourned at approximately 8:30 pm on January 21, 2014.