

WINDHAM PARK HOMEOWNERS' ASSOCIATION  
Board of Directors Meeting Minutes  
September 11, 2006

Present: George Gilbertson, Jim Baird, Chris Bradford, Mary Herman Doughty, Lee Hasty, Kristin Johnson, Bob Zappulla, and Greg Marsden of Curry Management

Meeting called to order by George Gilbertson at 7:10 at Chris Bradford's house.

**SECRETARY'S REPORT:**

No report.

**CORRESPONDENCE**

Greg Marsden of Curry distributed the letter he sent to the owners of the rabbit hutch, advising them they have 30 days from date of receipt to have it removed. .

Jim Baird distributed an email from a homeowner who was commenting on Chris Bradford's report in the last newsletter, relative to the use of asphalt vs. concrete for repairs to the pool parking lot. Jim will respond.

**PRESIDENT'S REPORT: (as submitted via email by George Gilbertson)**

I was contacted again by the complaining neighbor advising that the hutch was still there. I told her that a letter was sent out on 9/7/06 and that the next course of action will be determined at the next meeting 9/11/06. There will be two questions; how long do we wait and what is the next step.

**TREASURER'S REPORT:**

Jim Riehl was not present, Greg Marsden of Curry said the financial status was .in order. He passed around the latest delinquency report.

**COMMITTEE REPORTS:**

1. **Grounds and Streets (as submitted via email by Chris Bradford.)**

Pool Parking Lot

Greg Marsden has received a couple of estimates for the asphaltting option but I have not seen them as of yet.

## Deteriorating Curbs

We need someone to address this issue with the city. My first choice would be to get one of our homeowner's to head this up. My second choice would be to hire an outside agent to represent us.

## **2. Pool Report (as submitted via email by Lee Hasty )**

This fall/winter I will be researching shade structures with Greg's assistance. I will report on that and not make any final decision without first consulting the Board. The plan is to have it in place before the pool opens next year.

I took a good look around the pool area today. There are several minor things I noted that will need to be taken care of before the pool opens next year – one of the numbers on the address is broken, the light bulb is missing in the women's rest room, the soap dispenser in the women's rest room may not be working (there has been another dispenser sitting on the sink for some time), our life preserver is in bad shape and should be replaced, one of the umbrellas needs some minor repairs and the gate lock hasn't been latching. Some of these can be taken care of this winter before things get busy next spring.

I inventoried the pool furniture today and all is accounted for. I threw out the green umbrella that was in the pump room as it didn't work. One of our umbrellas needs some minor work and the other has a small hole in it, but they both are working. The permanent legs for our new table still haven't come in yet. The furniture we ordered in July should arrive in September.

There is a crack in the step in the baby pool, we should have Mid American Pool repair that as I believe we had a 25 year warranty.

We have some problems with the concrete in the pool decking. There is a corner broken off at the NW corner of the pool that should be repaired or replaced. There is a big drop-off between the pool deck and the coping in the baby pool. One of the sections of concrete outside the men's rest room appears to be sinking. We should have these looked at when we get bids for the parking lot.

We should have the cabana roof inspected. Although I didn't see any evidence of leaking, it is quite old and it could be we should have some preventative maintenance work done.

The fence is rusting. I didn't look at any other parts of the fence except around the pool, but if we have rusting other places we should look into having all the fencing repainted.

On the columns, all the bases and base rings need repair or caulk. Some of the columns need repair. Starting with the column by the men's rest room: #1 column is cracked, #2 base of the column is mushy, #3 column joint is separating, #4 column is cracked, #8 top of the column is cracked, #9 column joint is separating. We had several columns and bases replaced several years ago and since have had to have some recaulked. We should have a carpenter or

professional take a look at them to see why we're having problems with them and repair or replace them.

I recommend that we paint the trim on the cabana. The paint on the stucco looks fine. We're going to have to paint all the columns after they are repaired or replaced anyway and much of the paint on the rest of the trim is chipped or marred and is unsightly.

3. **Architectural Review (as submitted via email by Jeff Welch.)**

I have no activity other than a request for a roof, we had no info on the materials. Bob Zappulla requested samples from them and I haven't heard anything back.

4. **Social/Safety/Community Relations** – Jim Baird will post an article in the upcoming newsletter stating the neighborhood garage sale will be held on the weekend of October 21<sup>st</sup>.

5 **Communications/Newsletter** – No report. Kristin needs articles for the newsletter by September 25<sup>th</sup>.

**MANAGEMENT COMPANY:** No report.

**Old Business:**

- A. Modifications to Legal Documents: Changes to the by-laws were discussed at length during the meeting.

The meeting was adjourned at 9:00 p.m. The next meeting will be held on October 9, 2006 at Kristen Johnson's house.

Respectfully submitted,  
Mary Herman Doughty

September 15, 2006