

WINDHAM PARK HOMEOWNERS' ASSOCIATION
Board of Directors Meeting Minutes
October 9, 2006

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

Meeting called to order by George Gilbertson at 7:05 at Johnson residence.

SECRETARY'S REPORT:

The minutes of the September 2006 meeting were approved.

PRESIDENT'S REPORT:

George passed around zoning notices received from the City. He got a phone call from the neighbor about the rabbit hutch, which apparently has not been removed.

TREASURER'S REPORT:

Jim Riehl approved the financial report. Greg said there was no change in the delinquency report. It will be emailed to the board on October 10th.

COMMITTEE REPORTS:

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

Pool Parking Lot –

I have interviewed the 2 asphalt companies Greg Marsden received bids from and have asked for references. As of now I have not received any references.

I have interviewed Chad of C&C concrete that Greg Marsden. referred us to and received a proposal for \$31,700 which includes \$200 for pool patio repair/replacement.

I have previously interviewed 2 other concrete companies and received quotes to replace only small portions of the parking lot. Chad with C&C promised we can't replace "part of the lot" because there is not place to "stop" once you start tearing it out. After looking at the condition of the concrete in much detail I tend to agree with this assessment.

The asphalt people promised that asphalt is the best option and that we'd be VERY HAPPY with the long term results. However, Chad with C&C promises that we'd be VERY DISAPPOINTED in the long term result of the asphalt option.

I would like to pursue getting firm references from the asphalt companies on clients they have done overlays for 1, 3, and more years ago. If we go with concrete I feel comfortable with C&C concrete.

Plants and Flowers

Jeff of Landworks has been notified of the dead grass at the main entrance. Jeff is of the understanding there is not any water irrigation in the dead areas we are noticing. We need explanation why this has not been a problem in the past prior to Landworks taking over the maintenance.

Jeff will see what has to be done to install sprinkler heads in that area. Also, a new tree at the entrance to Terrace Place will be planted to replace the one that died.

Iron Fence Rusting

I have looked at the fence that was painted 2 years ago across the street at Lancaster. I have looked at Kim Contractors work from a year ago at 87th and Antioch and also fence at Pavilions done 2 years ago. I would recommend we take the time to investigate some better options than just a “standard” sand, scrape, prime and paint as the fences done 2 years ago mentioned here almost look as bad as ours does now.

In order to address concerns mentioned above, Landworks was authorized to:

Install sprinkler head at the south side of the main entrance on 131st in order to solve the problem with the dead grass.

Reseed or sod the dead grass area.

Replace tree that died on north side of Terrace place entrance.

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

I have information regarding the pool shade structure from two companies. I went to the pool several times to measure the corner area we were talking about shading and have input from Chris, George, and Greg and a couple homeowners. Also I met with a representative from one of the companies at the pool. I have narrowed this type of structure to three different styles. Because of all the photos, information and options to show you I will present this at the meeting as opposed to including it in this written report. I have one bid now and should have the other prior to the meeting. If we go with this type of shade I recommend that the shade itself be forest green so it will match the green furniture we have and the pole could be either green or almond.

I met with Greg and Rob Carroll of Curry at the pool. Curry will take care of several minor issues including replacing the address numbers/letters on the cabana, the bulletin board, the life preserver, the light bulb and soap dispenser in the women’s rest room and repairing the gate latch.

The concrete corner at the NW corner of the pool has been repaired by Curry. It had broken off.

Mid-America Pool Renovation has submitted a bid for the coping around the baby pool and Greg has sent you a copy of it. There is a gap of up to one inch in places between the pool deck and the coping and I have received complaints about it. Also there is a crack in the step in the baby pool and Mid-America included repairing that in their bid at no charge should we use them to replace the coping. The bid is for \$2560. Coloring of the coping would be \$1000. I would not recommend coloring the coping because of the expense.

I have a bid for painting the trim on the cabana for \$1200. The stucco is in good shape and would only need to be power washed. I had thought we would repaint the trim white. However, the furniture is off-white and green (and if we get a shade it possibly will be green) and I am wondering if we want to change colors of the cabana from white and gray to coordinate with the furniture.

Most of the columns on the cabana are in need of repair or replacement. This will be done prior to painting by either Curry or the painter. I don't have a price on that.

The roof of the cabana is in need of repair/replacement. We should have a bid for this prior to our meeting.

When the parking lot was being inspected, it was noted that the pool deck near the pump room is crumbling. The bid from C & C Concrete to replace it was \$200. I don't know if this price is contingent on our using C & C to replace the parking.

The board voted to approve the following:

Lee is authorized to spend \$2560.00 for repairs to the baby pool coping

Lee is authorized to spend up to \$5,000.00 for a 14 x 22' shade structure for the pool

Lee is authorized to spend up to \$2,000.00 for painting the stucco and trim on the pool cabana

Relative to the cabana roof, Lee received a bid of \$850 to repair the existing roof, and a bid to install a new 40 year timberline roof for \$3700.00. Greg Marsden will get a quote for a wood roof for the cabana, and the board will vote via email once the figures are in.

3. **Architectural Review** – There was one request for house painting using a different color, which was approved.
4. **Social/Safety/Community Relations** – Jim Baird reported the garage sale is to be held on October 20 & 21st. The holiday hayride is scheduled for December 3rd, from 6-8 p.m.
- 5 **Communications/Newsletter** – Kristen needs articles by the 20th of the month.

MANAGEMENT COMPANY: No report.

Old Business:

- A. Modifications to Legal Documents: No activity. George has distributed draft copies of the documents to the board members, and asked that we provide our input.
- B. The Rabbit Hutch – George got another phone call from the neighbor who has an ongoing problem with her neighbor's rabbit hutch. The rabbit hutch has not been removed, as of this writing. Bob Zappulla volunteered to speak with the owners of the rabbit hutch, informing them they have 24 hours to remove the rabbit and the chicken wire.

If they do not remove it, they will receive a letter from Curry's attorney, advising them of legal action

New Business:

- A. 2007 Budget Review. George reminded the board members that all expenditures must be paid by the dues and reserve fund. Thus, any potential large expenditures anyone might know of must be included in the 2007 budget. The annual budget meeting for the members will be held at HyVee on October 24th, at 7: 00 p.m.

The meeting was adjourned at 8:50 p.m. The next meeting will be held on November 13, at Jim Baird's house (13118 Grandview)

Respectfully submitted,
Mary Herman Doughty

October 11, 2006