

WINDHAM PARK HOMEOWNERS' ASSOCIATION  
Board of Directors Meeting Minutes  
May 14,, 2007

Present: George Gilbertson, Jim Baird, Lee Hasty, Mary Herman Doughty, Kristen Johnson, Jeff Welch, and Jason Burgess Curry Management

Meeting called to order by President Gilbertson at 7:05 at the Welch residence.

**SECRETARY'S REPORT:**

- A. The minutes of the April 2007 meeting were approved.
- B. Correspondence – None.

**PRESIDENT'S REPORT:**

No report.

**TREASURER'S REPORT:**

- A. Financial Statement Review - Jim Riehl was not present, George reviewed the report during the meeting and said everything looked in order.
- B. Delinquency Report – Lee Hasty reported the results of the calls she made to delinquent homeowners. One homeowner emailed a request to Jim Riehl and Jason Burgess asking that the liens be removed from his account, as he is no longer living in the house and had not seen his mail because he was traveling/no longer living there. After discussion, the board moved to collect the late fee and lien filing/unfiling fees, and waive the remainder.

**COMMITTEE REPORTS:**

**1. GROUNDS AND STREETS**

No report, Chris Bradford was not present. Jeff Welch asked about the deteriorated curb at the island at 131<sup>st</sup> St. & Grant. This area is city property, and we were told last year that repairing this curbing is low priority.

**2. POOL REPORT**

Lee Hasty reported the pool area is in good shape and ready for the Memorial Day opening. The new letters and numbers for the address don't match, and will need to be fixed. Lee needs volunteers for "umbrella patrol". Anyone wishing to help take down the umbrellas in stormy/windy weather, as well as rolling them down each evening, should contact Lee. There are miscellaneous, small items that need to be addressed, Lee and Jason Burgess will meet at the pool for an inspection. Lee will inventory the pool furniture next week.

The cabana was painted, and wood repair work has been done on the pillars.

### **3. ARCHITECTURAL REVIEW**

Jeff Welch has an application for a new roof, made of a material unlike others that have been approved. It is a different product from a different manufacturer. He had samples of shingles for the board to look at. The homeowners will have to provide an address where this type of roof has been installed, to see if it will meet the ACC criterion to “look like wood”.

### **4. SOCIAL/SAFETY/COMMUNITY RELATIONS**

Jim Baird reported the park cleanup went very well, there were about 25 people present. He renewed the fee (\$17.00) for the website. Katie Schiebel has volunteered to organize the 4<sup>th</sup> of July parade. The board approved the expenditure of \$150 for this use.

### **5. COMMUNICATIONS/NEWSLETTER**

Articles for the next newsletter must be submitted by the 20<sup>th</sup> of the month.

Kristen Johnson received an email from a new neighbor who works for a design firm. She is interested in writing a column for the website on design advice called “Ask the Expert”, where people would write in with questions. Kristen explained the same rules would apply as for a paid advertisement, and be billed per column inch. Kristen will be putting an ad in the coming newsletter looking for someone to volunteer to help her with the newsletter every month.

### **Management Company Report – Jason Burgess**

Jason introduced himself to the board, giving a short history of his experience. He has been with Curry for 4 years. He provided 2 new forms he will be using, an action item list, and a property violation summary.

Soaping of the fountains was discussed, and he will give de-foamer to Lee Hasty and Bob Zappulla.

### **Old Business:**

- A. Modifications to the Governing Documents – No actions reported for the month.
- B. Directory review – The latest edition of the directory will be ready by end of day tomorrow for the board’s final review.
- C. Rabbit Hutch/Duck Pen/Play Structure/Vine Growing Chicken Wire Covered Backyard Structure Review – Curry Management’s attorney will be sending, via regular and certified mail, a letter to the Whiteheads informing them they have 14 days after date of postmark to remove rabbits, ducks and the entire structure or a lawsuit will be filed on behalf of the association. This is in response to the neighbor complainant who feels she has been “discriminated against” by the board for allowing this violation of policy to continue. The board has, **for the past year**, attempted to resolve this dispute without resorting to legal means. The motion to approve legal action was approved by the board.

**New Business:**

- A. Water Fitness Classes – A homeowner is interested in conducting water fitness classes. She may post the information on the bulletin board at the pool.

The meeting was adjourned at 8:25. The next meeting will be held on June 11<sup>th</sup>, at a location yet to be determined. This meeting will be held to discuss modifications to the governing documents **ONLY**. Any committee reports will be emailed ahead of time.

Respectfully submitted,  
Mary Herman Doughty

May 18, 2007