

WINDHAM PARK HOMEOWNERS' ASSOCIATION
Board of Directors Meeting Minutes
June 11, 2007

Present: George Gilbertson, Jim Baird, Chris Bradford, Mary Herman Doughty, Kristen Johnson, Jim Riehl, Jeff Welch, Bob Zappulla, and Jason Burgess of Curry Management

Meeting called to order by President Gilbertson at 7:05 at a local restaurant.

SECRETARY'S REPORT:

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

PRESIDENT'S REPORT:

No report. George Gilbertson has sold his house in Windham Park, and after serving on the board since its inception, he will no longer be the president of the Windham Park Homeowners' Association. Tonight was his last meeting. Jim Baird will take over as the new president.

TREASURER'S REPORT:

- A. No report.
- B. Delinquency Report – There are currently 3 homeowners still on the delinquent list. One homeowner emailed Jason Burgess regarding his account, and his situation was discussed. The board agreed that if he would provide documentation that his dues were sent in during December 2006, that all late fees and the lien would be waived.

COMMITTEE REPORTS:

1. GROUNDS AND STREETS

No report.

2. POOL REPORT (as submitted via email by Lee Hasty)

I inventoried the pool furniture before the pool opened for the season. Two umbrellas were missing, and I asked Jason to purchase two more, which he has done.

As of this date, I need volunteers for rolling down the umbrellas beginning June 30th through the rest of the summer. I have put up a notice at the pool asking for volunteers. I will have the umbrellas taken down the weeks when there are no volunteers.

The night of May 30th, coincidentally the last day of school, all the pool furniture, the fire extinguisher, the trash and a top to one of the toilets was thrown into the pool. Everything was removed from the pool and KC Pools will be billing us for the extra time involved in maintenance. At the same time, the legs on one of the tables were broken and Jason is looking into having it repaired or replaced.

The cabana was painted this spring, and I noticed that some of the columns still show the vertical seam. I have asked Jason to take a look at it and if we think more work is needed we will ask the painter to do that.

The storm (?) drain in the pool parking lot is filled with trash, mostly bottles and cans. As this is private property I'm thinking we would be responsible for taking care of it and not the city.

Jason is taking care of having the lumber and concrete refuse left from installing the shade removed. Deffenbaugh will not pick it up with their weekly pick-up.

3. ARCHITECTURAL REVIEW

No report. Jason Burgess submitted to the board forms he received from a homeowner planning to install a swimming pool.

4. SOCIAL/SAFETY/COMMUNITY RELATIONS (as submitted via email by Jim Baird)

The 4th of July parade is set up, with most of the work done by Katie Schiebel. O.P.F.D. will have a fire truck at the pool lot for the kids to see at the conclusion of the parade. Refreshments and entertainment are also arranged. The spring garage sale seemed to go well, with a modest number of homes participating. If possible, we will coordinate with Lancaster for the fall garage sale.

5. COMMUNICATIONS/NEWSLETTER

Articles for the next newsletter must be submitted by the 20th of the month.

Old Business:

- A. Modifications to the Governing Documents – The documents were discussed at length. The intent of this meeting was to discuss the modifications only, however, a great deal of the board's time was spent on the following item:
- B. Rabbit Hutch/Duck Pen/Play Structure/Vine Growing Chicken Wire Covered Backyard Structure Review – After yet another lengthy discussion, the Board voted on the following course of action. The attorney will send another letter to the Whiteheads informing them that the structure may stay providing all the following criteria are met: All doors, chicken wire, extra framing will be removed. None of these items will ever be returned to the structure, and in particular, no animals will ever again be housed there. They will have 5 days to comply. Kristen Johnson moved to approve the motion, and Jim Baird seconded. The motion was approved by the board by a vote of 4 yes and 2 against.

The meeting was adjourned at 9:15. The next meeting will be held on August 13, at an undetermined location.

Respectfully submitted,
Mary Herman Doughty
June 18, 2007