

WINDHAM PARK HOMEOWNERS' ASSOCIATION
Board of Directors Meeting Minutes
August 13, 2007

Present: Jim Baird, Lee Hasty, Mary Herman Doughty, Jim Riehl, Jeff Welch, Bob Zappulla, and Jason Burgess of Curry Management

Meeting called to order by Jim Baird at 7:12 at Lee Hasty's house.

SECRETARY'S REPORT:

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

PRESIDENT'S REPORT:

No report.

TREASURER'S REPORT:

- A. Jim Riehl asked about the status of the delinquent homeowner reported in the previous minutes. Jason said the late fees were valid. Jim questioned the charge of \$25.00 to replace a lost pool key. The previous fee was \$5.00. Jason Burgess said he would have the figures for the 2008 contract with KC Pool by next meeting. Jason and Lee agreed that they have been very pleased with KC Pool. The contract with Landworks for the grounds maintenance runs through 2008.

COMMITTEE REPORTS:

1. GROUNDS AND STREETS.

No report. Chris Bradford was not present. Lee Hasty asked Jeff Welch about the condition of some of the pine trees. Jeff said he had a tree doctor look at them. Jeff is waiting for his report, but he was told the trees should be all right.

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

The last day the pool will be open is September 16th.

I would like to thank the following people for volunteering to roll down the pool umbrellas this summer: Sharon Murdock, Sherry Smith, Beth Bevil, Mike Glynn, Joyce Tenold, Marcy Langhofer, Laura Riehl and Rachel Raile. As of this date volunteers are still needed for the last two weeks of the pool season from September 1st to the 16th. I will take down the umbrellas if no one volunteers.

I put up two notices asking people not to play with water balloons in the pool area. The balloon remnants were left on the pool deck and in the pool and they clog up the filters.

The gate lock was broken due to people jumping on the gate. Curry has fixed the problem.

As far as the legs to the table that were broken when the pool was vandalized earlier this year, we cannot buy only the legs, so we will purchase another table.

After the pool closes for the year I will inventory the pool furniture and look around the pool area for any repairs that need to be made over the winter months.

If anyone has any comments or suggestions regarding the pool for either this year or next year please email or call me.

If anyone had children take swimming lessons through Jeff Kelly or if you know of anyone who did, please have them call me and give me feedback. If there was no participation or if there is negative feedback I'm thinking we won't advertise it next year.

We will determine later this year whether the same pool keys will be used next year.

There was a water leak in the pool area of the main line of the sprinkler system. Landworks has repaired it.

3. ARCHITECTURAL REVIEW

Bob Zapulla brought to the meeting samples of steel siding that a homeowner wishes to install on her house. He and the installer went to see a house with this product, and Bob thought the product looked very nice. Jeff Welch will take a look at the house this week and offer his opinion to the board. If it is decided to allow this particular product, it will only be allowed on the sides and back of the house, the front will have to be either stucco, brick, or lap siding.

4. SOCIAL/SAFETY/COMMUNITY RELATIONS

It was not possible to coordinate the fall garage sale with Lancaster, so it will be the weekend of September 28-29th. The park cleanup will be held on October 6th.

5. COMMUNICATIONS/NEWSLETTER (as submitted via email by Kristen Johnson)

I spoke with Jason about mailing the newsletter via first class mail instead of bulk. We are saving about \$57 each month on postage by mailing the newsletter via bulk mail, but it takes about 2 weeks to deliver. I would like to propose mailing the newsletter via first class mail so that we don't have to move the deadlines back to the 10th of the month in order to get it out on time. Below is a breakdown of the costs.

Mail out: 345

Postage for bulk rate: 24.5 cents = \$84.52

First class: 41 cents = \$141.45

After a discussion on the mailing, Jim Riehl motioned that the newsletter be mailed via First Class postage bi-monthly, with each issue comprising 2 months. The minutes of the monthly meetings will be posted each month on the website. Lee seconded, the motion was approved.

Management Company Report: No report.

Old Business:

- A. Modifications to the Governing Documents – Jim Baird said he believes any changes/modifications to the legal documents must be done by end of December 2008. Lee Hasty suggested a sub-committee be formed to review them and present a first draft to the board at the September meeting. Jim Baird and Mary Herman Doughty, as well as Lee, have volunteered to do this.

New Business:

- A. Board Positions: Jim Riehl nominated Jim Baird for president, Lee Hasty seconded. The nomination was approved. Remaining vacant positions will be filled at a later date.
- B. Jim Baird asked the board to approve an expenditure of approximately \$25.00 a month, to be used for a neighborhood recognition award. Jim Riehl made a motion to approve, Bob Zappulla seconded. The motion was approved.

The meeting was adjourned at 9:45. The next meeting will be held on September 10th at Bob Zappulla's house.

Respectfully submitted,
Mary Herman Doughty
August 16, 2007