

Windsor Ridge Annual HOA Meeting

January 15, 2015 / Central Valley High School

Meeting Agenda

- A. Roll Call of Meeting Attendees
- B. Proof of Notice of Meeting and Quorum
- C. Reading of Minutes of Last Meeting
- D. Reports of Officers
- E. Reports of Committees
- F. Nomination & Election of New Board Members pursuant to By-Laws for 1, 2, and 3 year terms. (***Providing Quorum is Present***)
- G. Unfinished Business
- H. New Business
 - a. Review of CCR's & By-Laws to be conducted in 2015
 - b. Discussion on Architectural Control
 - c. Discussion on New Landscape Maintenance Contractor
 - d. Discussion of WR Fence on Chapman Road
 - e. Discussion of Morningside Park to be conducted in 2015
- I. Adjournment

Meeting Notes / Discussion Items

- **Meeting called to order by Interim HOA President Mike Heinritz**
- **Meeting attendees introduced**
- **Introduction of 2014 WR HOA Officers:**
 - President - Angie Poulson (moved & appointed Mike Heinritz to fulfill remaining term)
 - VP - Marcia Williams (absent)
- **Reading of Minutes from previous meetings – None**
- **Reports of Officers & Committees**
 - Explanation of meeting quorum requirements by Dwayne Tofell
 - Meeting Quorum obtained
 - Current Financial Statements reviewed and 2015 Proposed Budget presented (approved)
 - ARC report – M. Heinritz
 - Definition of ARC committee
 - Activities conducted June 2014 – December 2014
- **HomeOwners Association Services Introduction – Lance Ficklin**
 - Reviewed responsibilities and services provided to WR HOA
 - Overviewed HOAS website & information available

- **Nomination of 2015 WR Board Members**
 - Mike Heinritz, Dave Jones, Dwayne Tofell, and German Aguilar nominated and approved by WR Homeowners present at meeting & in concurrence with Quorum requirements
- **Explanation of duties and responsibilities of Board Members – (Dwayne Tofell & Mike Heinritz)**
- **2015 Architectural Review Committee – Nominations and Volunteers**
 - Don Garrison, Kathie Elmore, Dave Jones (Members)
 - Mike Heinritz – (Substitute & Coordinator)
- **Unfinished Business – None**
- **New Business**
 - CCR Update Project
 - Landscape Provider
 - Haase Landscape Company was selected for 2015 WR landscaping needs based on submitting best and most competitive bid.
 - Will provide services for all mowing, edging, tree pruning, irrigation, and field mowing (spraying).
 - Need to regulate watering during 2015 season in order to minimize usage and eliminate excess runoff.
 - **WR HOA fence on Common Area along Chapman Rd.**
 - #1 inquiry received while door-door delivery of documents to WR residents
 - Most residents in favor of removing fence and eliminating all maintenance and liability issues faced by WR HOA
 - 2015 WR Board will discuss and vote on solution to fence for 2016 calendar year.
 - **WR HOA coordinated activities:**
 - Annual Garage Sales – Voted on and Approved
 - Annual WR BBQ – Voted on and Approved
 - Mid Year Newsletter – Voted on and Approved
- **No Additional New Business – Meeting Adjourned**