

May 13, 2015

WINDSOR RIDGE HOA BOARD MEETING

➤ ATTENDEES

Mike Heinritz

Dave Jones

Dwayne Tofell

German Aguilar

➤ AGENDA

- CCR Update Initiative
 - Mike Heinritz & Dwayne Tofell to prepare 1st draft of recommended updates for Board Review
 - Contact HOA practice Lawyer for guidance on getting updated CCR's certified, filed, and attached to all WR properties (Mike Heinritz to work this)
- Mid-Year Newsletter
 - German Aguilar to manage project
 - Mike Heinritz to send German copy of previous year newsletter for model & formatting review (completed)
- Dahm Development Meeting
 - Dave Jones to manage this meeting
 - Topics to include
 - Common area sidewalk completion along Chapman (Windsor Dr. to end of Windsor Ridge Property east of Windsor Dr.)
 - Mike Heinritz to provide Dave Jones with Dahm Development contact information. (completed - email sent to DJ 5/14/2015)
 - Discuss original Morningside Park area/boundaries.
 - Location / # Acres / Additional Additions
 - Get plot map
 - Determine deed for park
 - Get copy of deed for land adjacent to park that was deeded over to Morningside Heights HOA
 - Has Master Park Board been formed
 - Discuss ownership of Common Area along Chapman across from Windsor Ridge.
 - Validate rumor circulating that this common area was deeded to Windsor Ridge but being maintained by Morningside Heights.
- Motion to move annual WRHOA meeting to June-July timeframe
 - Voted down 4-0 due to financial restructuring requirements
- Website Update - HomeOwners Association Services
 - Get "all" Board Member names included
 - Mike Heinritz to manage

- Haase Landscape Initiative
 - Dave Jones & Mike Heinritz to manage
 - Get weeds along Chapman common area fm Windsor Dr. east to property line. (completed 5-16)
 - Discuss drainage area maintenance plans & scheduling
 - Discuss tree pruning along Chapman Rd. common area
- Motion to have Summer BBQ - Approved
 - Need to get volunteers
 - Determine date & include in mid-year newsletter (discussed 1st weekend in September)
- Morningside Park Board Meeting
 - Mike Heinritz & Dwayne Tofell to manage
 - Topics to Include:
 - Management structure & current representatives from each subdivision
 - Exact land area and boundaries (get formal deed information)
 - Has additional land been annexed since formation (get copy of signed annex documents)
 - Budgeting process and financial documents
 - Determine validity for annual 10.5% increase in assessment since 2006
 - Current landscape vendor name. Was a formal bid process done for 2015.
 - Current subdivision names/lot counts in each participating in Morningside Park
 - Is there a formal Park Board? Current Representatives from each subdivision
 - Is there a formal Morningside Park Agreement?