

WINDERMERE OAKS PROPERTY OWNERS ASSOCIATION, INC.
OPEN BOARD MEETING
MINUTES
NOVEMBER, 6, 2010

1. **Call to Order:**

The Windermere Oaks Property Owners Association Board Meeting was called to order by the President, Patti Flunker, at 9:45 A.M. The meeting was held at the WOPOA Pavilion.

2. **Roll Call:**

The following board members were present: Patti Flunker, Ed Parsons, Bob Mebane and Bill Earnest. Also present was Mary Lynn Oberg of Oberg Properties. It was determined that quorum was met with four directors in attendance.

3. **Committee Reports:**

a. **Road Committee:** on file.

Dana Martin, Chair, delivered a detailed report with recommendations to the Board. Report attached to these minutes.

b. **One Three and Five Year Committee:**

Dana Martin reported that an online survey and emails were sent to all residents. She reported that a mail out will be sent this week to all residents that have not responded to date. Deadline to respond will be November 15, 2010 and results will be submitted to the Board no later than November 23, 2010.

c. **Social Committee:**

Report given by Amy Penner. Amy reported that two events were held this year: 4th of July and Fall Social which went well. The Holiday Tree Decorating party is the next event and will be held December 4, 2010. Time to be announced at a later date. She also reported that expenses incurred to date were well under budget.

d. **Oak Wilt Committee:**

The report was given by Melissa Miller, Chair. She noted that there was no new content in this report. Special Meeting to approve the trenching project will be held November 14, 2010. Full trench is the goal, but a backup plan has been devised, however the backup plan would not qualify for the Forest Service funds. She reported that if the project is not approved that within six months the affected area will be increased by 12%. She noted that the window of opportunity is now and then again in February of 2011. Contractor is ready to start on November 15, 2010, there is a lot of prep work related to the line locations. Note that homeowners within the affected circle will have to treat their own trees as their expense.

e. **ACC:**

No report given.

f. **2011 Nominating Committee:**

Committee recommends Patti Flunker, Bob Mebane, and Dick Dial.

g. **Grounds Committee:**

Danny Flunker reported that the tennis court nets were replaced and the windscreens were blown down. Dead tree limbs have been hauled off. Rocks removed in beds with plants to be installed this spring.

4. **Management Company Introduction:**

Mary Lynn Oberg, Oberg Properties, introduced herself as lead manager for the subdivision effective October 15, 2010.

5. **Financial Report:** on file.

Mary Lynn Oberg reported on the September 30, 2010 financial statements as provided by Capstone, the previous management company. She reported that the accounts as reflected on the balance sheet might need to be reclassified. Some confusion as to which accounts were reserve accounts and/or cash accounts as reserve accounts should be reflected as liabilities and these accounts are reflected as assets on the balance sheet. She noted that it appeared that cash on hand was \$84,693.60 as of 9/30/10 and that \$25,933.87 was left to spend in the 2010 budget. An initial review reflects that sufficient cash is on hand to finance the oak wilt project in the amount of \$32,000.

6. **Update on Intervention:**

Patti Flunker reported that the last hearing was held in August and that at the direction of Ken Wynne a subpoena had been issued as related to ACC records for lot 336, owned by the Flunkers.

7. **Special Meeting November 14, 2010:**

Patti reminded all present that at the Special Meeting the owners will be asked to vote to approve the oak wilt project as presented earlier by Melissa Miller and to approve the payment of legal fees in excess of \$25,000. She noted that it is the Board's duty to bring this item for vote as it could be possible to incur legal fees in excess of \$25,000.

8. **Sign up to Speak:**

A member present thanked the current board for their time and effort spent to date on Association issues and their leadership with regards to the committees. Also thanks to the committees for their work.

Danny Flunker then addressed the community with regards to the subpoena at the request of the interveners as related to lot 336. It was suggested by a member present that the presentation be provided to the members at the discretion of the board.

9. **Adjournment:**

A motion to adjourn the meeting was made by Ed Parsons. The motion was seconded by Patti Flunker. The motion was approved by common consent. The meeting was adjourned at 11:08 a.m.

Respectfully submitted,

Mary Lynn Oberg
Property Manager

Road Committee Report

October 2010

**We have around 4.5 miles of road
= 475,000 sq ft = 52,777 sq.yds.**

Recommendations:

In 2010, of the \$22,000 budget, we've spent only \$10,000 ...on...

- 1) Two patches (Exeter & the Pavilion)**
- 2) Boat parking roadway re-built**
- 3) Exeter is soon to be crack filled and the entry area seal-coated**

We would like to push the remaining \$12K to 2011, and request a budget for 2011 of \$40,000.00 to PREP for a complete resurfacing the following year.

In 2011 the plan would be to spend \$40,000 on "prep", crack filling, cutting out and replacing badly cracked areas, and correcting drainage culverts.

In 2012 we would like you to plan for a complete "CHIP AND SEAL" on every road in Windermere (including the Center Coves and Hill) for around \$126,000. It would create a sealed surface road that would look exactly the same everywhere in Windermere.

The Chip Seal surface will be a washed dark-rock, and all roads will be vacuumed twice, resulting in the new uniform look.

Because a CHIP SEAL can last 8-10 years with proper care, (the hot crack fill helps it to last longer because the cracks will not break through), we would like the WOBOD to set up a SWEEP of \$1,500 a month into a specific account, for the sole purpose of another road topping in 8-10 years, being 2020-2022.

Along with a budget of \$20,000 in 2012, it would take a special assessment of \$300 per lot for this plan can be accomplished.

The result would be that for the future years, until the next new topping, our maintenance schedule would require an average of \$5,000 per year. The maintenance would be spraying the road edges, and crack filling any problem areas, with an occasional cut out of worse areas.

**Thank you for your consideration,
The 2010 Road Committee of
Ron Richardson, Dana Martin, Mike Madden & Pat Mulligan**