

Windsor Park board of directors Meeting

Via Zoom

November 22, 2021, at 7:00 PM

1. Attendance:

- Aharon Chezrony
- Susan Huddy
- Nadiia Rice
- Pam Reitz
- Romondo Davis
- Susan Ketler
- Debbie Strathearn

2. Not in Attendance: Susan Kelter

3. Election of Officers and Committee Chairs.

All officers and Committee Chairs were elected. It was agreed that Susan Huddy will help Nadiia Rice with her Secretary responsibilities.

Name	Last	Address	Function
Aharon (Rony)	Chezrony	12927 Midfield Terr	President
Susan	Huddy	12939 Midfield Terr.	Vice-President
Nadiia	Rice	2030 Midfield Lane	Secretary
Pam	Reitz	12928 Midfield Terr.	Treasurer / Finance committee Chair
Romondo	Davis	12920 Midfield Terr	Communication/social director
Sherrie	Hall	12975 Midfield Terr	Nomination/Welcome Committee Chair
Susan	Kelter	12931 Midfield Terr	Beautification/ground Committee Chair
Debbie	Strathearn	12908 Midfield Terr	Architectural/home maintenance Committee Chair

Pam	Reitz	12928 Midfield Terr.	Finance committee Chair
Nadiia	Rice	2030 Midfield Lane	Finance committee member

Debbie	Strathearn	12908 Midfield Terr	Architectural/home maintenance Committee Chair
Romondo	Davis	12920 Midfield Terr	Architectural/home maintenance Committee member
Susan	Huddy	12939 Midfield Terr.	Architectural/home maintenance Committee member
Susanne	Bishop	13050 Midfield Terr	Architectural/home maintenance Committee member

Susan	Kelter	12931 Midfield Terr	Beautification/ground Committee Chair
Judi	Thomas	12905 Midfield Terr.	Beautification/ground Committee member
Dan	Albes	12932 Midfield Terr	Beautification/ground Committee member
Susanne	Bishop	13050 Midfield Terr	Beautification/ground Committee member

Sherrie	Hall	12975 Midfield Terr	Nomination Committee Chair
Sally	Mann	13051 Midfield Terr	Nomination Committee member
Jayson	Huddy	12939 Midfield Terr.	Nomination Committee member

Kent	Johnson	12928 Midfield Terr.	Bylaws advisory committee member
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Sherrie	Hall	12975 Midfield Terr	Welcome Committee Chair
Judi	Thomas	12905 Midfield Terr.	12xxx Midfield Ter>Welcome committee member
Carol	Siegel	2007 Midfield Lane	Midfield Lane Welcome committee member
Sally	Mann	13051 Midfield Terr	13xxx Midfield Ter>Welcome committee member

Susanne	Bishop	13050 Midfield Terr	Board advisory committee member
Judi	Thomas	12905 Midfield Terr.	Board advisory committee member
Linda	Sandmel	12967 Midfield Terr	Board advisory committee member
Jessica	Stirmlinger	2019 Midfield Lane	Board advisory committee member

2. Board members' information for CPM portal.

Pam Reitz suggested and board members supported to provide each board member phone number and just one Email address Windsor Park for all requests.

Ahron Chezrony suggested Romondo Davis to be a contact person who would answer home owners question.

Nadiia Rice offered to create a Google doc for tracking all requests from home owners. Susan Huddy improved this idea by suggested to have separate gmail account for Google docs and other board purposes, so all information will be in one place.

Romondo Davis offered to create a website for our community so we have more transparency and better communication with home owners and build trust among home owners to the board. The cost of buying a hosting would be \$20 per year. Board agree that it is a good idea. We need to add this expense to our budget and repay Romondo Davis.

3. Contact point for CPM.

Board voted **for Aharon** Chezrony be a contact person for CPM.

5. Approval of gutters cleaning by air.

CPM cannot find a company which can clean gutters with water, so we agreed this year to air clean gutters but have a cleaning by water in Spring 2022. Debbie Strathearn pointed out that some downspouts are really blocked so in heavy raining water does not drain properly.

6. Removal of ownership of the roofs, gutters, and siding proposal.

The Board decided to advise CPM and residents that this proposal has been taken out of consideration for now. As it is unfair to homeowners who would like to sell their homes and have to disclose this information to potential buyers.

7. Update - CPM.

We will let CPM know that we need to have 90 days termination clause for the new contract. We agreed to continue working with CPM for 2022 but do competitive bidding in the future; review the contract and responsibilities. CPM wants to increase their cost to \$1575 per month in 2022.

All board members have new features on CPM's Portal so now we can see more documents under the Documents section.

8. New business.

Budget 2022

Mandy Walter will send a few budget options and the finance committee will review it. Nadiia Rice will share comparison for the actual spending for the last 3 years.

Snow removal

Nadiia Rice will review the contract for the snow removal to have a better understanding of the price structure.

Insurance

HOA has two insurances: Liability and Crime insurance. Pam Reitz will look for the insurance requirements for the HOA and suitable options.

Reserve fund

The interest rate is really low so Aharon Chezrony suggested to look for another bank for a better rate. Pam Reitz will look into it.

Work orders portal

We need to have a look how it works. How many open requests are currently pending? And what are the rules to close work orders, as we know that some work orders were closed without solving the problem. Is there is a response time, if not we need to establish one. Aharon Chezrony will review this with CPM

9. Adjourn