

Windsor Park Board of Directors Meeting

Via Zoom

December 7, 2021, at 7:00 PM

1. Meeting was called to order at 7:04

List of attendance

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

Not present at the meeting:

- Susan Kelter

2. Minutes from November 8th and 22nd were approved with corrections.
3. Pam presented a draft for the 2022 Budget.

Board members voted and approved the 2022 budget. The HOA fees were raised to \$260 per month.

4. A new contract with CPM was approved by the Board. Debbie suggested that we need to review the limit for Mandy's approval. Per the contract with CPM, it is set to \$500 auto-approval.

5. Date for Board meetings for the rest of the year was approved to be set up for the every second Wednesday of the month at 7pm.
6. Romondo Davis gave the Communications Report.

A new Website for Windsor Park members was created, www.windsorparkstl.org, by Romondo. He asked that any feedback be sent to him. He also asked each chairman to write a short paragraph on their committees for the website. The first newsletter from the new website was sent to homeowners. Romondo will set up email addresses for each committee.

7. Nadiia Rice was assigned to review the snow removal contract.
8. Susanne Bishop will work on the tree removal and trimming bid. The Board agreed that if a bid that Susanne Bishop had negotiated is selected, she will be the only person to communicate with and supervise the work of that contractor. This will give us better pricing.
9. The Board discussed our insurance needs (i.e. workers' compensation, cyber, and fidelity). The Board decided to review insurance options and requirements and bring recommendations back to the next Board meeting. It was also agreed that a bond of 300K is sufficient.

10. Work orders regarding concrete issues were discussed and referred to the Home/Maintenance committee.

Meeting adjourned at 9:09