

Winchester Courts HOA, Inc.
Board Meeting Minutes
January 12, 2016
6:45 pm at Sea Breeze Office
Page 1 of 2

APPROVED

- 1) **Call to order and confirm quorum of board members**
Meeting was called to order by Carol Coopersmith at 6:45, with Board Members Sharon Bell, Bill Catron and Mike McCarthy present. Also in attendance was property manager Mark Hargrove,
- 2) The Board met with members of the community in an open forum. The Board accepted a letter from the owners in Building 41 to be responded to by the Association Attorney.
- 2) **Reading of previous board meeting minutes or motion to forego**
Bill motioned to amend the minutes of the last month's meeting as amended to state CD rates to list of banks, motion was seconded by Mike and passed unanimously.
- 3) **Treasurer's Report**
Sharon gave the Treasurer's Report. She asked for management to provide her a list of three banks and contact names so she could research for depositing reserve funds. The Board agreed to hold buying CD's due to a possible interest rate hike. Bill motioned to accept the Treasurer's Report, the motion was seconded by Carol and passed unanimously.
- 4) **Committee reports:**
 - A- Resale/Rental: No Activity
 - B- Landscaping: Meet with Valley Crest discuss white fly options.
 - C- ARB review: No Report
 - D- Social/Welcome: No Report
 - E- Fine: No Report
 - F- Flat Roof Maint/Repl.: The Board discussed the roof replacement program. Carol motioned to contact Campany Roof to confirm the roof blisters price, check if building 26 meets the criteria to have its roof replaced this year, the code for dryer vents and the associated replacement cost. The motion was seconded by Sharon and passed unanimously.

Winchester Courts HOA, Inc.
Board Meeting Minutes
January 12, 2016
6:45 pm at Sea Breeze Office
page 2 of 2

APPROVED

G – Building Painting: No Report

H – Fence Maint/Repl.: Waiting for the project to clear permitting.

I – Pest Control: No Report

5) New & Unfinished Business combined with Manager's Report

1. Bill reported that the person who was tagging cars for parking violations without Board approval has stopped the activity.

6) Confirmation of next meeting and motion for adjournment

Next meeting will be the Annual Meeting held Tuesday, February 9, 2016 at 6:45 pm at the public library on Campus Drive.

There being no further business, Carol motioned to adjourn at 9:10PM, seconded by Sharon and passed unanimously.