

Winchester Courts HOA, Inc.
Board Meeting Minutes
April 27, 2017
6:45 pm at Sea Breeze Office
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APPROVED

1) Call to order and confirm quorum of board members

Meeting called to order by Michael McCarthy at 6:45 pm with all Board Members present:
President: Mike McCarthy
Treasurer: Sharon Bell
Secretary: Dennis Leon

Absent: Vice President: Linda Pyburn
Directors: Bill Catron

2) Reading of previous board meeting minutes or motion to forego

Motion by Mike to forgo reading and to accept the March 23, 2017 minutes as presented.
Seconded by Sharon and approved unanimously.

3) Treasurer's report and past due accounts

Board reviewed the March 2017 financial statements. Dennis motioned to approve, seconded by Mike and passed unanimously.

5) Committee reports:

A- Resale/Rental: Update given by Mike

B- Landscaping: Sharon and Dennis will meet with Laura Carlisle to review property and familiarize her with the issues.

C- ARB review:

D- Fine:

E- Flat Roof Maint/Repl.: Company roofing is doing the annual roof report and will present it to the committee. The committee will review and create a plan of action for the roofs.

F – Building Painting: Dennis gave an update on the colors that the association is leaning towards.

G – Fence Maint/Repl.& Fence Painting: Management received a quote on a line of credit for \$250,000. Management will get 2 more bids and correct the line of credit loan to a term loan.

H – Pest Control:

I - Parking Enforcement: Board has reviewed booting cars instead of towing the vehicles. Management will also look at ARK Security that has a modern parking enforcement system.

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

- A. Potential document amendments - Board discussed maybe amending some of the documents.
- B. Community Standards – Board to discuss further at later date
- C. Storage Shed removal and replacement – Proposals are near completion. Management will send out once completed.

7) Any other business that properly comes before the board

8) Confirmation of next meeting and motion for adjournment

There being no further business, Mike motioned to adjourn at 8:23 pm, seconded by Sharon. Approved unanimously.