



Windsor Lakes Homeowners Association Inc.



Board of Directors Meeting

June 28, 2022

Agenda



- **Call To Order**
- **Adopt Proposed Agenda**
- **Approval Previous Meeting Minutes**
- **Motions that were voted on by the Board since last meeting**
- **President's Report**
- **Vice-Presidents Report**
- **Secretary's Report – ARC Status**
- **Treasurer's Report - Financials**
- **Associa Management Introduction**
- **Questions and Answers for Associa Management**
- **Adjournment**

President's Report



News/Improvements:

- Townhouse roofs have all been completed
- New Fence Company (Southland) has been selected for repairing several outstanding fence projects
- New Signs have been added around the Clubhouse Lake to warn residents of safety issues after rains (Slippery When Wet)
- Large Mouth bass have been delivered to our Clubhouse Lake – Thank you Rob Clifton

President's Report



Property Benches Installs

- 2 at the bocce ball court, where the concrete patio has openings for them.
- 1 will be placed in a shaded area near 2 Carriage House Way, in memory of Johnnie Berly
- 3 will replace old wooden benches
- 1 on the lake island near the water
- 1 on Windsor Bridge Circle, just past London Green
- 1 near the pedestrian exit gate to the college, by 115 W Kentwick

President's Report



Landscape Committee

- The Board would like to recognize the work that Cindy Keller and Loretta Turner did in design and upgrade of the clubhouse garden project. The contractor used for the garden upgrade/update, was Nelson Water Works. He did an awesome job, and his follow-up has been great as well.

Windsor Lakes Travelers

- July 7, Houston Astros
- August 4, George H. W. Bush Presidential Library and Museum - sign up at clubhouse
- September 13, Painted Churches Tour
- July 3, free concert featuring Houston Symphony at Cynthia Woods Mitchell Pavilion, Star Spangled Salute. Sign up at clubhouse

Pool Furniture Refurbish

- Tabletops, Sling Chair Re-strapping, and new lounge

Vice President's Report



Vice President's Report



Clubhouse:

- Cameras: *Security Camera Houston*, came out and installed a third camera in the Clubhouse Fitness Center for resident workout Safety. Camera was installed on 5/3/22 and is being monitored at the front desk.
- A&H Electric came and replaced the 13 Clubhouse Parking lot lights with LED Bulbs for brightness and security.
- Stanley Access Technologies called to fix the controller for the auto switch on the front clubhouse door. A&H called out to repair an electrical short in the power feeding the door opener. Repairs started and were completed 5/17/22.
- Clubhouse office side smaller AC unit went out. Entire 10-year-old unit was replaced with a new Trane unit on 6/23/22. Clubhouse again cooling as normal.

Vice President's Report



Pool and Spa issues:

- GHPM came out and installed a new pump in the Spa as the old one burned out. Spa was down for 3 days. Spa pump repaired on 4/18/22.
- GHPM came out and chemically shocked our pool for summer use. Pool shocked on Sunday April 24.
- Contractor hired to come out and trim all the trees along the fence line of the pool. Tree limbs were covering up the Pool poll lights and fence tops as well as hanging over the new canopy tops. Night lighting at the pool has been restored.
- A&H out to replace 2 under canopy lights. All replaced and working as of 5/20/22.

Pool Deck:

- Replacement Plex-Glass tabletops have come in and are being installed to refurbish the tables that have cracked and weathered tops.

Vice President's Report



Bocce Ball Courts:

- Water leak repaired next to Court 1. Hole has finally been covered up and safety hazard removed.
- SYNlawn Houston came out and completed a refurbish on our Bocce Ball courts in time for the Spring Bocce Ball league.
- Thank you, Steve Bertone for a very successful Spring Bocce Ball League. League Championship tail gate party was a big success.

Miscellaneous:

- Front Gate issue: ASWELL fence and gate company came to look at our main entry gate battery backup. Replaced the battery on the entry side. A quarterly maintenance agreement was placed with ASWELL to maintain the front gate system.
- South gate issue. A new DKS board had to be installed. Repairs completed on 5/18/22. New resident clicker or replacements are now able to be programmed for the back gate.
- The South Gate once again was knocked off its tracks by a vehicle entering our complex. Gate was put back on track and working again on 6/11/22.

Secretary's Report



- ▶ Neighborhood Standards / ARC Committee Update



Secretary's Report

Windsor Lakes Neighborhood Standards / ARC Committee Report



This report covers the period April 23, 2022 thru June 23, 2022

ARC submittals are being processed by email. The committee has been processing forms as they arrive.

ARC SUBMITTALS:

29 Submittals Approved:

- Atrium cover 1
- Driveway maintenance 1
- Dumpster 2
- Fence and gate replacement 1
- Garage door 1
- Generator 1
- House number 1
- Landscaping lighting 1
- Lantern replacement 1
- Paver deck 1
- Porch coating 1
- Roof 11
- Screen patio 1
- Solar vent 1
- Storage pods 1
- Tree removal 3

1 Submittals Denied.

Shed over 6 feet tall

VIOLATIONS:

A formal complaint was received concerning the Edinburgh Ct easement - the issue was forwarded to the HOA board. Outdoor furniture has been improved and an unsafe fire pit was removed.

COMMITTEE MEMBERS and Interested Parties:

John Corey (Chairman), Lynn Shoop, Steve Bertone, Pete Terminie
Interested Parties: Pete Livingston, Lisa Williamson

Treasurer's Report



Questions & Answers



Associa[®]

Community Management Corporation

Next Meeting



August 2022						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

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August 30, 2022



Windsor Lakes Homeowners Association Inc.



Adjourned!