

# Windsor Ridge 2019 Annual Meeting Notes

Sunrise Elementary School  
Wednesday January 16, 2019  
5:30pm - 7:30pm

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## **Agenda Items**

- ▶ Meeting called to order by WR HOA Board President Mike Heinritz
- ▶ **Quorum Established** : 18 Proxies received in advance of meeting + 18 HOA Members in Attendance. Meeting certified legal pursuant to WR By-Laws.
- ▶ **Roll Call** deferred to sign-in sheet @ meeting. Meeting announcement requirement achieved via USPS mail to all residents + Facebook reminder + 2 additional resident email notifications.
- ▶ **Reviewed 2018 Annual Meeting Agenda and Notes** published on WR Website. No questions on 2018 meeting.
- ▶ **Invited Guest Speakers** from Vera Water & Power and Winston & Cashatt could not attend.
- ▶ **Morningside Master Park Association v. Windsor Ridge Homeowners Association (Litigation)**
  - ▶ Introduced Guest Speaker (Avis Hearnberger) / HUB International. Covered WR D&O Insurance coverages pertaining to litigation proceedings. Answered attendee questions.
  - ▶ Board President provided background review on numerous events (2008-2018) that lead-to current action.
- ▶ **Officer Reports**
  - ▶ Board President detailed WR Board of Directors 2018 Activities & Achievements (***see attached***)
  - ▶ Board Treasurer reviewed WR HOA 2018 YE Financials & Proposed 2019 Operating Budget. President made a motion the 2019 Budget be approved as presented. Unanimously **approved** by attendees + proxies received.
- ▶ **Windsor Ridge New Website & Facebook Updates**
  - ▶ **Facebook** - Facebook members increased Y-Y by 100%. WR Facebook now has 56 members. Outstanding! Goal is to have 75%-85% of residents on the WR Facebook site. Discussed how the site is “totally 100% private and accessible by existing residents ONLY! Not viewable by any non-Windsor Ridge resident.
  - ▶ **WR Resident Survey Results** - presented & discussed with attendees by Board V.P. Results excellent. High confidence in Board and its representation of Windsor Ridge and management of subdivision business requirements.
- ▶ **Open Discussion**
- ▶ **Meeting Adjourned @ 8:00pm**

## 2018 Board Activities & Achievements

Transitioned to self managed HOA in March 2018. Residents notified by USPS Mail.

Established WR Board Operated & Managed Financial System

Appointed 2 new Board Members (Shelly Dallmann & Stuart Lowe)

Inaugurated new WR website ([www.windsorridgehoa.com](http://www.windsorridgehoa.com))

Finalized Swale Maintenance Agreement with Viewmont @ Morningside

Completed WR Neighborhood Park Upgrades (Fence, picnic table, irrigation system re-routes, hose bib)

Evaluated, Selected, and Managed new Maintenance Services provider C&C Yard Care

Procured, Implemented, and Use new WR HOA contact portals (P.O. Box, Phone, and Website)

Appointed Resident Legal & Financial Advisors to Board of Directors. Not Board Positions.

Evaluated and Implemented Crime Insurance Policy

Discussed WR street crack repairs with County Engineers twice. Unsuccessful.

Monitored & Controlled CCR Infractions and Architecture Change Requests.

Implemented new Title Company process for WR property sales. Collected \$1200 in HOA membership transfers.

Engaged in process to secure Legal Representation for Litigation (MSMPA v. Windsor Ridge)

Conducted Annual Meeting & 4 additional Board Meetings

Installed Swale Access Road Gate & Boulders to mitigate traffic

Conducted WR Resident Satisfaction Survey

Assembled and mailed 2019 Meeting Announcement Packet to all residents incl. Budget & Dues Statements