

**Windmill Creek Reserve Patio Homes Association**

Board of Directors Meeting Minutes

April 6, 2022

And

April 14, 2022

Valley Country Club

4:00 PM

Meeting called to order at 4:00 pm. By Chuck Gracey

**Board members present:** Chuck Gracey, Ken Burgess, Tom Whitten, Matt Hopper and Joyce Gietl

**Board members absent and excused:** None

Quorum of Board of Directors established. Minutes were taken and transcribed by Virginia Johnson.

**Appointment of Board Member:**

- **Motion:** to appoint Joyce Gietl as a board member was made by Matt Hopper, seconded by Chuck Gracey and passed unanimously.

**Election of Officers:**

- **Motion:** to elect Tom Whitten, Treasurer and Chuck Gracey, President and all others at large was made by Ken Burgess, seconded by Matt Hopper and passed unanimously.

**CPMG Staff:** Virginia Johnson, Association Manager CMCA, AMS, PCAM

**Homeowner Forum:** There were 3 owners present.

- **Topics:** Landscape and board appreciation

**Meeting Minutes:** September 21, 2022 –

- **Motion** to approve the September 21, 2022 minutes with corrections was made by Chuck Gracey, seconded by Matt Hopper and passed unanimously.

**Committee Reports:** Ken Burgess provided an update on tree replacements, and the following homes are on the 2022 list Ken and Linda Levin (6360), Gerard and Joyce Gietl (6390), Matt and Deanne Hopper (6331), and Charles and Bethany Atkins (6325). David and Lana Pierce (14082) Each tree will cost \$1100.00

- **Motion:** to approve the Academy Arborists bid to plant 5 young trees for a cost of \$1100. each was made by Chuck Gracey, seconded by Matt Hopper and passed unanimously.
- **Motion:** to allow Matt and Deanne Hopper donate their tree (they would like a more mature tree) was made by Chuck Gracey, seconded by Joyce Gietl and passed unanimously, with Matt Hopper abstaining.

**Action outside of a meeting:**

Charles and Bethany Atkins have already replaced their tree and were given an approval to be reimbursed \$1,040 for the cost of the tree via email.

**Association Managers' Report:** Virginia Johnson

- Virginia Johnson gave an update on daily operations. A written report was reviewed by the Board

**Financials:**

- **Motion:** to table the approval February 2022, financials prepared by CPMG subject to audit

**Adjournment: 6:15 pm to continue meeting on 3.14.22 at 9:00 am.**

Meeting called to order on 4.14.22 at 9:10 am. By Chuck Gracey

**Board members present:** Chuck Gracey, Ken Burgess, Matt Hopper and Joyce Gietl - Tom Whitten arrived late.

**Board members absent and excused:** None

Quorum of Board of Directors established. Minutes were taken and transcribed by Virginia Johnson.

**Old Business/Discussion Items:**

- **Motion:** to approve the Altitude Asphalt and Concrete bid to remove and replace concrete drive 10" and remove and replace concrete flatwork under sidewalk drain and install new steal drain complete with cover and remove and replace 125 square feet of sidewalk for a NTE of 12,000 was made by Chuck Gracey, seconded by Matt Hopper and passed unanimously. (After meeting note – Invoice was 10,449.00)

**Contracts/New Business:**

- **Discussion:** Tree Planting schedule and logistics were discussed

**Architectural Requests: None**

**Hearings: None**

**Correspondences:**

**Executive Session:** None

**Adjournment:** 10:20 am

**Next Meeting:**

Next Meeting June 27, 2022 8:00 am

Next working session: May 24<sup>th</sup> at 4:00 PM at the home of Joyce Gietl