WINDMILL CREEK RESERVE I PATIO HOME ASSOCIATION BOARD OF DIRECTORS MEETING MINUTES: SEPTEMBER 24, 2021

BOARD MEMBERS PRESENT: Tom Whitten, Chuck Gracey, Ken

Burgess and Don Smith

BOARD MEMBERS ABSENT: Matt Hopper

HOMEOWNERS: 0

CPMG: Association Manager, Mark Dougal CMCA, AMS and

Virginia Johnson

Minutes taken and transcribed by Mark Dougal

Meeting called to order at 9:00 a.m. by Chuck Gracey. Quorum of Board of Directors established.

Homeowner Forum: There were no owners present.

Board of Directors meeting minutes:

A motion was made by Tom Whitten, seconded by Don Smith, and passed unanimously, to approve the June 25, 2021, minutes as written.

Financial Statement:

The Board reviewed and accepted the August 2021 statement prepared by CPMG.

Association Manager's Report: Mark Dougal Mark gave an update on daily operations.

Discussion:

Chuck discussed his idea to transfer the \$21,000 CD to the reserves when it matures. This was passed unanimously.

Chuck led a discussion on the communities landscaping needs for the rest of 2021 and going into 2022.

The Board discussed the upcoming annual meeting and the terms that will be up for election this year.

New Business:

The Board reviewed landscaping improvements bids that were tabled for a future time.

On a motion duly made, seconded and unanimously carried it was resolved to approve the 2022 CPMG management contract in the amount of \$12,180.

On a motion duly made, seconded and unanimously carried it was resolved to approve the 2021-2022 snow bid from Absolute Landscaping.

On a motion duly made, seconded and unanimously carried it was resolved to approve the 2021 audit/tax bid from Weidner in the amount of \$315.

Contracts Approved Between Meetings: Absolute sod replacement - \$832.33

Correspondence: None

President's Report: N/A

Adjournment: 11:06 a.m.

Next Meeting Date: November 17, 2021 at 6:00 p.m. - Annual

Meeting

Approved by:	Date:
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