

Windridge Co-Owners Association
2016 Annual Membership Meeting
Sunday, December 11, 2016
Laurel Hall at Phi Kappa Psi National Headquarters
1:00 PM

Attendance:

Officers: President, Rick Alexander; Vice President, Bill Pert; Treasurer Tom Eggers;
Secretary Eleanor Keppler
Directors: Marion Dunson, Jane Loiselle, Vicki Eident, Eileen Scott
Staff: Doug Beyers, Property Manager; Darcy Heyerdahl, Office Manager;
Laura Tomlin, Accountant

Call to Order

President Alexander called the meeting to order at 1:05 PM and reviewed the agenda.

Approval of 2015 Annual Meeting Minutes

Pennie Lumley moved and Jim Klausmeier seconded a motion to dispense with the reading of the Minutes of the 2015 Annual Meeting and approve them as distributed. The motion was approved unanimously by voice vote.

2016 Financial Forecast

Treasurer Eggers reviewed the 2016 financial report by comparing the budget with the forecast. The forecast indicates that we will be under budget in the operating fund and over budget in the reserve fund. Funds from the Capital Reserves will be used to cover the unanticipated expenses.

The major expense factors are as follows:

Higher expenses than budgeted

- More lawn mowing due to weather
- Flood damage, crawl space repairs and tree removal due to storms
- Increased need for siding replacement

Lower expenses than budgeted

- One less employee
- Lower water usage due to wet summer

Explanation of 2017 Proposed Budget

Eggers highlighted the 2017 proposed budget pointing out that the budget plans for increases in the regular assessment to meet the anticipated needs of the community and water and sewer assessments to cover the anticipated increase in sewer rates. Since Windridge has adequate Capital Reserve funds to meet emergencies, there will be no special assessment for 2017. The total of the assessment will be less per month than in 2016.

Introductions and Recognition

President Alexander introduced current board members and recognized them for their liaison duties:

- President, **Rick Alexander** – Cathedral High School and personnel
- Vice President, **Bill Pert** – Architectural, Maintenance & Grounds, and Insurance
- Secretary, **Eleanor Keppler** – Rules and Regulations
- Treasurer, **Tom Eggers** – Investment and Phi Kappa Psi.

- Director **Jane Loiselle** – Landscaping
- Director **Vicki Eident** - Communication and Social
- Director **Eileen Scott** – Long Range Planning

Alexander recognized outgoing Directors:

- **Marion Dunson** – Served four years and worked with Landscape, Architectural and Security Committees.
- **Karen Friss** – Served for one year and was the Budget Committee liaison.

Alexander then introduced and commended the office staff.

- Property Manager, **Doug Beyers**
- Office Manager, **Darcy Heyerdahl**
- Accountant, **Laura Tomlin**

The candidates for the 2016 board were introduced. They are as follows:

- **Charles Boyle**
- **Tom Eggers**
- **Mike McCracken**
- **Alan Norris**
- **Beverly Watkins**

The three candidates who receive the highest voting percentage will be elected for three year terms.

Secretary Keppler reviewed the ballot stating that Owners are to make selections for three Directors, the proposed budget, and the transfer of funds from the close of 2016, from the operating to reserve fund. Ballots were collected.

Highlights of 2016

Moved into the New Office/Community Building: Alexander reported that the new building is serving the neighborhood well with the offices being conveniently located and the community room being used for meeting and social events.

Passed a By-law Change and Established an Investment Program: Eggers reported that the By-Law change voted upon at the last Annual Meeting with the vote continuing into 2016, passed with 70% of the Owners voting in favor. This allowed the Investment Committee to study options and recommend to the Board two bond funds to invest a portion of our Capital Reserve Funds. The Income from these investments will be added to the Capital Reserves to be used as needed for major projects.

Cathedral Litigation: Alexander reported that after many delays and new developments a resolution with Cathedral High School has not been mediated. At this time, Windridge is moving forward to take the law suit to court for a settlement.

Major Capital Projects: Beyers reported that in 2016 the Association has completed the following major projects:

- Repaired/replaced siding and painted 30 units
- Replaced 32 sidewalks
- Replaced 8 driveways
- Removed 100's of trees due to Emerald Ash Borer infestation, flood and wind damage

- Made major repairs to units damaged by storms and flooding
- Made 2 major sewer repairs
- Repaved a section of Hawks Point Road
- Replaced the main gate opener

Newsletter: Eident recognized Kathleen Roman for the conception, development and publication of an e-newsletter, Windreader. Future issues are being planned.

Website: Eident reviewed the development of the Windridge website stating that at this time information of interest to the public may be accessed by any interested individual. This includes real estate listings, neighborhood information, and useful information that may be helpful to potential buyers. Information that should only be accessed by Windridge residents, such as, announcements, meeting Minutes and forms are password protected. Eident encourages residents to submit forms for work orders, landscape requests and architectural requests online, which is easy for the resident and saves staff time.

Results of the Vote

Secretary Keppler announced the results of the election of directors. Owners from 121 Units voted. The votes for Directors calculated by percentage and according to the square footage formula are as follows:

Tom Eggers	45.6
Beverly Watkins	39.57
Mike McCracken	30.00
Charles Boyle	27.87
Alan Norris	10.52

Eggers, Watkins and McCracken will serve as the class of 2019.

The budget was approved with 114 units voting for and 7 abstaining.

The transfer of operating funds to capital reserve funds was approved with 120 units voting for and 1 against.

Adjournment

There being no further business, Alexander adjourned the 2016 Annual Meeting at 1:50 PM. The attendees then enjoyed refreshments provided by the social committee.

Respectfully submitted,

Eleanor Keppler

Eleanor Keppler, Secretary