

Windstone Community Association II
Board of Directors Meeting
May 2, 2022
Township of Sugar Grove Building

CALL TO ORDER: The meeting was called to order at 7:04 p.m. by President, Vivian Porretto.

BOARD PRESENT: Vivian Porretto President, Eileen Rives Vice President, Paul Sherwood Treasurer, Susan McKenna Secretary and Director Tim Dyer.

OWNERS PRESENT: Peter Rives, Troy Meeks, Frank and Mary Spizzirri and Alex Cook

Approval of Agenda: On motion by Vivian Porretto second by Eileen Rives, the Board unanimously approved the agenda.

Minutes:

On motion by Eileen R seconded by Tim D, the Board unanimously approved the March 29th meeting minutes with a correction to 40 proxy ballots.

On motion by Susan M second by Vivian P, the Board unanimously approved the December 12, 2021 meeting minutes.

Financials: The Board discussed Northwest Property Management issues. The Board required relief through legal counsel to obtain our records from Northwest Property Management. We have chosen to move to self management and require an accountant to examine and reconcile the accounts until all books and records have been reconciled.

On motion by Eileen Rives seconded by Susan McKenna, the Board unanimously accepted Sue Dyer under contract for bookkeeping services. Tim D recused himself from voting, as Sue Dyer is his wife.

On motion by Vivian Porretto and second by Eileen Rives, the Board unanimously approved an invoice for \$1,275.00 for legal counsel.

Old Business:

- A. Tennis Courts: Paul Sherwood is obtaining proposals for the resurfacing of the two tennis courts. We have one updated proposal from the U.S. Tennis Court Construction Company. Two more are needed.
- B. Dock/Pier Replacement: This had to be tabled until accounting can be reconciled.
- C. Playground survey. Peter Rives and Tim Dyer have been working to finalize the survey to be sent to all of the membership. There was a lengthy decision amongst the Board and the members present. Finalization is expected the following week with electronic communication to be sent to the members with emails on file, and through hand delivery for those without emails listed.

New Business:

- A. American Tree and Turf Mulch Proposal: Due to labor shortages and supply issues the proposal was higher than expected. It was decided it would be in the best interest for the Association to obtain two more proposals.
- B. Kramer Tree Services: Due to the fact three (3) pine trees are depositing sap and are too close to the tennis courts, proposals were received from Kramer Tree Service. A vote was called to remove the trees.

On motion by Eileen Rives and second by Vivian Porretto, the Board voted on the motion with Vivian P, Eileen R and Paul S ~aye, Tim D and Susan M ~nay. The motion was approved.

- C. Pizzo Restoration Services: After a meeting on site, we received a proposal for restoration of the buffer behind 724 Cornwall Circle. The Board will discuss this in the coming week.
- D. Spillway and Dam: Susan McKenna and Paul Sherwood are working together to schedule an engineering firm to come out and assess the dam and spillway. A homeowner has offered to have the Boy Scouts of America do some clean up at the spillway past the bridge.
- E. Outcroppings: Susan M will reconnect with the vendor about the repositioning and additions of the large stone outcroppings around the lake.

Adjournment: On motion by Susan M and second by Eileen R, the Board unanimously adjourned the meeting at 9:18 PM.

Respectfully submitted,
Susan McKenna
Board Secretary