

WYNDMUIR HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
December 7, 2021

I. CALL TO ORDER

Meeting called to order by Ron Voelker at 6:34 pm

Present are: Ron Voelker, Sam Kennedy, Wayne Gru, John Bauer and Eric Carlson.

Dawn Andrlik was absent. Leanne Eveland, Northwest Property Management

II. APPROVAL OF THE AGENDA

Motion to approve the agenda with the addition of the October and November financial statements by John Bauer, seconded by Ron Voelker, all in favor. Motion carried.

III. APPROVAL OF MINUTES – September 7, 2021

Motion to approve the meeting minutes from September 7, 2021 by Wayne Gru, seconded by John Bauer, all in favor. Motion carried.

IV. MANAGEMENT REPORT – property reports were included

V. FINANCIAL STATEMENTS – August, September, October and November 2021

Management read financial statements for August, September, October and November 2021. Motion to approve the financial statements by Ron Voelker, seconded by Wayne Gru, all in favor. Motion carried.

VI. OLD BUSINESS

a. Motion to ratify Architectural applications for:

*715 Nashua Ct. – remove and replace tree in front yard

by Ron Voelker, seconded by Wayne Gru, all in favor. Motion carried.

b. Ratify Jameson Pavement Repairs on Hampton and Sedgewick in the amount of \$5,700.00 by John Bauer, seconded by Ron Voelker, all in favor. Motion carried.

c. Rules & Regulations – management to follow up with the attorney on the proposed Rules, landscape responsibilities and driveway reimbursements.

VII. NEW BUSINESS

a. Adopt 2022 Budget with no increase to assessments. Motion to adopt by Ron Voelker, seconded by Wayne Gru, all in favor. Motion carried.

b. Cukierski & Associates – proposal for the year-end audit for 2021, 2022 and 2023 at a cost of \$2,200.00 for 2021 and \$2,300.00 for 2022 and 2023. Motion to accept by Wayne Gru, seconded by John Bauer, all in favor. Motion carried.

- c. HPO Painting – proposal to scrap, prime and paint the front monument sign for \$475.00 in the spring of 2022. Motion to approve by Wayne Gru, seconded by John Bauer, all in favor. Motion carried.
- d. 2022 Meeting dates – All Tuesdays, March 1st, May 3rd (Annual meeting), September 6th and December 6th, 2022. Need to reschedule July 5th meeting to another day.

VII. HOMEOWNER FORUM – N/A

VIII. EXECUTIVE SESSION – N/A

IX. ADJOURNMENT

Motion to adjourn the Board meeting at 8:01 pm by Ron Voelker, seconded by Wayne Gru, all in favor. Motion carried, meeting adjourned.

Respectfully submitted by:
Leanne Eveland, CMCA
Northwest Property Management