

WYNDMUIR PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
SEPTEMBER 7, 2022

- I. CALL TO ORDER/ROLL CALL**
Meeting called to order by Eric Carlson President at 6:33 pm. Eric Carlson, Sam Kennedy, John Bauer, Wayne Gru and Dawn Andrluk were present. Leanne Eveland from Northwest Property Management was present.
- II. APPROVAL OF THE AGENDA**
Motion to approve the agenda by Eric Carlson, seconded by John Bauer, all in favor.
Motion carried.
- III. APPROVAL OF MEETING MINUTES – July 13, 2022**
Motion to approve the meeting minutes from July 13, 2022 by Eric Carlson, seconded by John Bauer, all in favor. Motion carried.
- IV. HOMEOWNER FORUM**
Six owners attended in person.
- V. MANAGEMENT REPORT – management read through the report to the Board.**
- VI. FINANCIAL STATEMENT – May, June and July 2022**
Motion to approve the May, June and July financial statements by Dawn Andrluk, seconded by Wayne Gru, all in favor. Motion carried.
- VII. OLD BUSINESS**
 - a. Ratify two Architectural Approvals – motion to ratify Architectural approvals by Dawn Andrluk and seconded by Eric Carlson, all in favor. Motion carried.
 - b. Removal of Black Locust Trees – after a discussion, the Board decided that the Association will not remove any Locust trees from the community. The Board did agree that seed pod clean-up maybe needed 2 or 3 times after the end of the Landscape season. All in favor, motion carried.
 - c. Narragansett Visitor Island Lights – after several proposals to repair and/or run new electric to the existing north lamp post in the visitor island on Narragansett Ct., the Board decided to install a solar lamp post. Motion to approve the proposal from Builders Lighting for \$1,248.90 by Dawn Andrluk, seconded by John Bauer, all in favor. Motion carried.
- VIII. NEW BUSINESS**
 - a. 2023 Seal Coating/Repairs – motion to approve contract from Petersen Paving to seal coal all driveways for \$6,538.00 by John Bauer, seconded by Wayne Gru, all in favor. Motion carried.

Motion to approve contract from Petersen Paving to repairs large cracks in the Asphalt for \$3,700.00 by Dawn Andriik, seconded by Eric Carlson, all in favor.

Motion carried.

Motion to approve the contract from Jameson Pavement to complete curb repairs for \$6,900.00 by John Bauer, seconded by Wayne Gru, all in favor.

Motion carried.

- b. ARC app – 741 Norwich: Board members had a couple questions for the owners.

Motion to approve landscape improvements at 741 Norwich by Dawn Andriik, Seconded by John Bauer, all in favor. Motion carried.

- c. 2023 Proposed Budget – management submitted two budgets to the Board for review. Motion by John Bauer to approve the 2023 budget with a \$20 a month increase to assessments, seconded by Eric Carlson, all in favor. Motion carried.

IX. ADJOURNMENT

Motion to adjourn at 8:08 pm by John Bauer, seconded by Eric Carlson, all in favor.

Motion carried.

Submitted by:

Leanne Eveland, CMCA

Northwest Property Management