



**Winterwood Estates Homeowners Association  
Board of Directors Meeting**

*Board members: Ralph Lentz, Jerry Guddat,  
Michael Evans, Bryan Cunningham, & Jennifer Gilbert-Smith*

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**7:00 pm**

**Tuesday 2/26/19**

**US Bank Conference Room**

Board Members in Attendance: Ralph Lentz, Jerry Guddat, Mike Evans, Jennifer Gilbert-Smith & Bryan Cunningham

Ralph Lentz called the meeting to order at 7:00pm

- 1.) The Board appointed two new members, Jacqueline Bunce and Jeanette Bennett.
- 2.) **Secretary Bryan Cunningham:** Reviewed and approved the minutes from the January meeting.
- 2.) **Treasurer Jennifer Gilbert-Smith:** Reviewed and approved the January financials. After the \$10K transfer from our Operating Account to our Reserve Account in January, the reserve study was updated and shows that our reserves are 72.6% funded and we are at low risk of needing a special assessment.
- 3.) **ACC Jerry Guddat:** All requests current.
- 4.) **CAM Mike Evans:** Recommend increasing the 2020 budget to replace the horse arena fencing to \$20,000 and \$5,100 to repair the gazebo. This was voted on and approved.
- 5.) **Compliance Bryan Cunningham :** Reviewed compliance pictures and reviewed and approved a new letter regarding vegetation in the ditch.
- 6.) **Old Business Janice:** Janice informed us that we have collected \$58,611.98 in dues so far for 2019.
- 7.) **New Business:** Ralph spoke with Guardian Landscaping and toured the neighborhood to follow up with maintenance that was being performed.

The Board voted on and approved a motion to have Cloudy Sky Tree Service prune the maple trees in the little park, specifically to clear out the broken branches hanging in trees (widow makers) for approximately \$1,000.

All neighborhood roads are owned by King County. Therefore, the Winterwood Estates HOA has no authority or approval to repair, maintain or plow the roads throughout the neighborhood.

Ralph adjourned the meeting at 8:10