



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

*Board members: Ralph Lentz, Jerry Guddat,
Michael Evans, Bryan Cunningham, Jennifer Gilbert-Smith, Jacqueline Bunce and
Jeanette Bennett*

7:00 pm

Tuesday January 28, 2020

Board Members in Attendance: Ralph Lentz, Jerry Guddat, Jennifer Gilbert-Smith, Bryan Cunningham, Mike Evans, Jeanette Bennett, Jacqueline Bunce

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

- 1.) **Secretary Jacqueline Bunce:** November 19 Annual Meeting Minutes and December 10, 2019 Special board meeting were reviewed and approved.
- 2.) **Treasurer Jennifer Gilbert-Smith:** Reviewed and approved December year end 2019 financial report. Since December only a few more expenses to add . 2019 lower expenses than expected- this is in part because some 2019 checks written to the accountant didn't clear in the year 2019. Yard waste carried over into 2020 based. Income was higher than forecast because Janice was able to collect on all overdue dues accounts. Arena project - paid ½ upfront- reflected in 2019 rather than 2020. Arena budgeted for 2020, but part paid in 2019. Reviewed and voted to approve the January 2020 report. 2018 accounting audit - no inconsistencies in the Winterwood HOA accounting were found by the accounting firm. \$2025 will be the cost for the 2019 audit- they reduced the fee after Ralph questioned the increased charge. This fee includes the Tax return preparation for 2019. Voted to approve the 2019 audit and tax return to be performed by the same accounting firm.
- 3.) **ACC Jeanette Bennett:** No ACC requests.
- 4.) **CAM Mike Evans:** Arena fencing is done, will tear down the rotten shed . The pathway is open with no gate, as in the past. The new park lights look great-really bright. The chipper guy- we will double check that he was paid. April 18 for cleanup, Mike won't be here, neither will Ralph. No paint is needed for the new fence. It is fine as is. We will need to get some sand for the arena-3-4" of sand. The gazebo is on the list to repair. Someone took the old gates without asking, while in the process of repairing.
- 5.) **Compliance Bryan Cunningham:** No issues recently. We will contact folks with trees growing in the ditches. Jana Gish will be helping out with the compliance. Welcome Jana!
- 6.) **Old Business Janice:** The road maintenance, including snow and ice, is taken care of by the county. Winterwood HOA is not legally allowed to maintain the roads. This question comes up every year.

7.) **New Business:** 46% of the 2020 dues have been paid.

Mike Evans to work on the gazebo as a paid contractor. Gazebo repairs would only be \$900 if Mike does them compared to \$5,300 if we hire a different contractor to do them.

Voted to allow Mike Evans to repair the gazebo.

President Ralph Lentz: Adjourned the meeting at 8 pm.

Meeting adjourned at 8 pm.

Signed: Minutes of January 28, 2020

Ralph Lentz

Jerry Gaddis
Samuel Berni

Michael Evans
Joseph G. G. G. G.

Joseph Berni