



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

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

7:00 pm

Tuesday 9/24/19

US Bank Conference Room

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

President Ralph Lentz: Called the meeting to order at 7:05pm

**There was no meeting conducted in August because we did not have enough Board members available for the required quorum.

- 1.) **Secretary Bryan Cunningham:** Minutes from the July board meeting were reviewed and approved.
- 2.) **Treasurer Jennifer Gilbert-Smith:** Reviewed and approved July and August financials. All annual dues and liens have been paid in full. Reviewed and discussed the 2020 budget. Final 2020 draft budget will be presented at the October meeting. We agreed to update our Quick Books program to the latest version to be more compatible with our accounting firm's version.
- 3.) **ACC Jeanette Bennett:** Jeanette Bennett has agreed to take over the ACC position. Jerry Guddat will remain as a member of the ACC Committee. All requests are up to date. At Jeanette's request, Janice has created a new file listing all received and processed ACC requests for easier tracking and follow-up. We agreed to eliminate the ACC monthly meeting at 6:30 pm ahead of the Board meeting, unless a homeowner requests a meeting. Janice will update our website accordingly.
- 4.) **CAM Mike Evans:** There is a light out in the park that will need attention. The fall yard waste event is scheduled for November 16th.
- 5.) **Compliance Bryan Cunningham:** Compliance letters have been sent to several homeowners regarding screening, ditches, fence repair etc. Janice will reach out to a few homeowners that are chronic offenders and have not responded to previously sent letter.
- 6.) **Old Business:** Several hazardous trees were removed and the stumps were ground in the small park.
- 7.) **New Business:** Ralph made a motion to plant 2-3 evergreen trees in the small park in the area where the maple trees were removed. The motion was voted on and approved. Ralph will write up a Fall newsletter.

President Ralph Lentz: Adjourned the meeting at 8:15 pm.

