

Windsor Park HOA  
Board Minutes – June 1, 2023

Windsor Park's HOA Board of Directors met Thursday June 1, 2023, at 1219 Windsor Park Drive. Attendees were Phillis Bowers President, Judie Chapin Secretary/Treasurer, Rob Bergen Board member, Sherine Antuon Board member. Guest Paul Miller owner of PB & J Enterprises, a landscape maintenance company. Phillis called the meeting to order at 10:06 am.

The board welcomed Sherine Antuon who was voted in as a new board member at the Annual meeting March 30, 2023.

The purpose of the board meeting was to interview Paul Miller owner of PB&J as a possible replacement for WDY our current landscape maintenance contractor. Paul explained the history of his company, the ability to provide the service, manpower and equipment required for WP's subdivision. Paul advised the board that the proposal price submitted to the board last year would stand and his company could begin immediately if the contract were approved. The service contract would begin in June of 2023 to October 31, 2023, and continue for seven months beginning April 1 through October 31<sup>st</sup> of 2024 if there is not a significant price increase.

The conversation also included the possibility of PB&J working with WP in correcting the turf damage to the common areas caused by grubs. Also, the board requested a proposal on the cost of a bi-annual weed control contract for the southern easement behind the picket fences between WP and the bordering subdivisions.

Paul excused himself after the board interview and was advised we would let him know immediately of the board's decision.

The board voted unanimously to approve PB&J as the replacement for WDY as WP's landscape contractor. Judie will write a letter giving the 30-day notice required to cancel the current HOA landscape contract. The board approved paying WDY through the month of June regardless of the work performed.

Rob Bergen reported flooding by the pumphouse caused by vandalism. Vandals have been damaging the large sprinkler heads in the common areas for a period of time. A WP resident notified Rob he personally observed the teenagers doing the damage and knows of their residence. Rob has repaired the damage and kept a list of material cost and labor and wrote a letter to the Fruita Police Department informing them of the person(s) responsible for the vandalism and to please respond.

Phillis Bower adjourned the meeting at 11:13 am.

Respectfully submitted,  
Judie Chapin  
Secretary/Treasurer WPHOA