

Winchester Landing HOA BOARD MEETING MINUTES

Date: Tuesday, November 18th, 2025

Time: 5:30 PM

Location: Greenwood Fire Hall 809 Greenwood Rd.

Board Members attending: Tom Denny, Mike Guevremont, Carl Griffis and John Hess
Board Members absent:

To maintain meeting protocol and ensure efficiency, members are expected to remain silent during the business portions of the meeting. Those who wish to speak may do so during the open forum session held toward the end of the meeting. It is inappropriate to comment or interject while the board is discussing or deliberating on agenda items prior to the open forum. Individuals choosing to speak during the open forum need to sign up to speak prior to 5:45pm and will be invited to the front to present their comments to the membership.

Meeting Minutes:

- + 5:30- **Call to Order & Establish Board Quorum**
- + 5:32- **Approve any prior meeting minutes**
Motion to Approve Minutes from the September Meeting
1st Mike Guevremont 2nd Carl Griffis All in favor 4 Any opposed 0
- + 5:35- **Coventry Report & Review Monthly Financials-** Mark w/Coventry Group: The financials are as of October 31, 2025: A copy is attached. Mark spoke about the Reserve Study that was done in October, and a copy is in the WL portal for us to review. He expressed that we are in good shape financially. He spoke about the revised way the ARC is being addressed with certain items. The Board has given him the authority to approve certain ARC items w/o bringing them in front of the Board. Mark spoke about a study the Board will be conducting in the next few months about who is occupying and or living in WL that does not meet the 55 and older requirements.
- + 5:45- **Holiday Construction Update/SWMPs-** Carl, I text with Pat Sowers of Holiday Construction once a week concerning WL. A copy of his text to me dated 11/13/2025.
- + 5:55- **President's Report- Tom**

He reported that the lawsuit is over. The Board has not received the final cost as our insurance company has not sent us that information. At this point Mike Guevremont spoke up to interject the fact that his part of this lawsuit was paid for by himself and no monies from the WL Board were used on his behalf.

Tom also spoke about the 2026 Budget and how there will be no increase in the monthly dues due to the work of Coventry Group and the Board.

Tom spoke about the new Landscaping contract with Ruppert Landscaping (formally GreatScapes) and how we are able to increase the scope of the mowing portion of the contract.

Tom also touched on Snow Removal and how homeowners should be careful about what they put on concrete that is associated with their property.

- + 6:05- **Old Business-** Voting on the following Budget and Landscaping Contract.

Budget- Motion to Approve 2026 Budget 1st Mike Guevremont 2nd John All in favor 4 Any opposed 0

Landscaping Bid- Motion to Approve Ruppert's Landscaping Bid 1st John 2nd Carl All in favor 4 Any opposed 0

Motion to Approve **State-Required Changes to Complaint Policy** 1st Carl 2nd Mike All in favor 4 Any opposed 0

- + 6:30- **New Business**

Keeping the Number of Board Members to Three for 2026 Board
Motion to Approve 3 Positions on Board for 2026 1st Mike 2nd Carl
All in favor 3 Any opposed 1

Community Feedback regarding Fencing Guidelines in the community
– The Board is asking to see where the community stands on the community's current fencing regulations and if changes need to be allowed in the governing documents in hopes of having a standard that is agreeable and enforceable moving forward. – Mark to explain why the board feels this is necessary and needed.

- + 6:45- **Open Forum-** 2-minute rule to apply. Sign up and speak from the front.
Speakers

1. Danzel Kepler: Policy
2. Raymond Long: Fence/Concrete/Wire and underage residents
3. David Nordhoff: Fences
4. Lisa Reinstein: Board empty position
5. Wendy Conner & Jade: Fences
6. Nancy B: Can meeting minutes be distributed quicker.
7. Viente: Condo

- + 7:00- **Executive Session-** Not needed

- + 7:05- **Adjournment-** Motion made and seconded

Upcoming Meeting Dates: Annual Meeting February Date to be Determined

11/19/25
Carl Griffo Sec. Winchester Landing HOA