

# **Winsome Forest HOA Board Meeting Minutes**

*November 19, 2024*

- Dues
  - HGC sent a list of accts w/ past due balances & also w/ credits.
  - They sent hard letters to those households.
  - Will discuss late fee penalties as well as incentives for paying ahead.
- Pool
  - New quote on pool company – received a quote from a 2<sup>nd</sup> co, have not signed new contract yet w/ Pool Professionals. The quotes are comparable.
  - Will contact Pool Professionals to discuss, to see if they can do better.
  - Main concerns are having consistency with the personnel who know the job, cleanliness of bathrooms and coming early in the morning each day.
  - Time is of the essence – Pool Professionals will make an exit strategy starting Dec 1<sup>st</sup> if we have not signed the renewal contract by then and the new pool company's quote is good until Dec 15<sup>th</sup>.
  - Resurfacing Fall 2024 – received quote from Pool Professionals & a 2<sup>nd</sup> opinion (similar). This will all be discussed with Pool Professionals. Whoever we choose as the pool company will be who we go with for resurfacing as well.
- Violations
  - Need to start anew w/ HGC – decide what is most important and be consistent with it. Go over process from violations and inspections with HGC.
  - I need to discuss when penalties can be assessed in the process.
- New Section
  - Street signs
    - Still missing some – we are in que
  - Streetlights
    - There are a few out – will put in a request w/ Duke
- Financials
  - Not moving lump sums from operations to reserves anymore since we'll be paying out soon for the pool resurfacing. Will wait to see what financials look like after the start of the year.
  - We are behind almost \$4500 in past dues again. Also anticipating some hiccups with 1<sup>st</sup> Qtr. payments from switching to the new company and new payment system. All auto drafts will have to be done.

- Social
  - Discussed Christmas event, brought to us by neighbors
  - Will leave it up to neighbors – HOA will not fund.
  
- Management Company
  - Switch to HGC complete
    - Discuss all the details with the neighborhood at our Annual Mtg.
    - Need to nail down inspections and violations process.
    - All neighbors should have received emails to set up account/app to pay dues, etc. (Tenant Cloud)
    - Need to give some FAQs to HGC to address at the Annual Mtg. Mostly the tenant/renter's language and posture of the Tenant Cloud app, ability for online payment for dues, contact information, credits for dues paid ahead, etc.
  - Also, they need to address Cedar billing us almost \$300 for letters they sent out in the mail that we specifically told them not to send. We want reimbursement for this; however, we will wait and see what kind of bill they may send to us for their services since we terminated the contract early before approaching.
  
- Annual Meeting
  - 12/5/24 @ 6pm at BES.
    - The board will arrive no later than 5:45pm.
  - The HGC rep will be there.
  - Voting for 2 positions (Rebekah's & Mike's – both running again).
  - The notification letter has already been mailed and should be received w/ Proxy form.
  - Already posted notification on FB about it too.
  - Will make another reminder post on FB the week of the meeting.