

Winsome Forest HOA Board Meeting Minutes

January 30, 2025

- Pool
 - The pool company said we'll know something in the next week or two about the date for resurfacing
 - They are keeping an eye on the pool deck damage from the cold – it may settle back down
 - Water line is below skimmer so may be okay for requested “dog day” before resurfacing is done – will find out next week from pool company for recommendations
 - We are looking into leaking in the pool house – it is not from the equipment maybe roof or gutters
 - Inquiring into switching to salt water if reasonable when resurfacing (~\$3k) – much lower maintenance, less chemicals, etc.
- Streets
 - Missing road sign at Sugar Maple & Hush Hickory – we will reach out to DOT again
 - Streetlight by pond on Hush Hickory has the cap knocked off – we will reach out to Duke
 - No other burnt-out lights currently that we're aware of
 - Patching needed at 141 Marguerite & 190 Still Poplar – we will reach out to DOT
- HGC
 - Need to make sure contact info is correct for all neighbors
 - People are still saying they haven't received any emails, even ones who came to the Annual Meeting and provided their email addresses
 - Will ask for spreadsheet of neighborhood contact info from HGC to check against what we have
 - Will also make a FB post asking for specific people who haven't received anything via email yet so we can address individually
 - Approved printing invoice from Athena/Cedar for Annual Mtg Notice & Proxy letter mailings
 - We have received all our money from Cedar – so no further business w/ them
 - CTA is still on hold
 - On January 23, 2025, the Supreme Court granted the government's motion to stay a nationwide injunction issued by a federal judge in Texas (*Texas Top Cop Shop, Inc. v. McHenry*—formerly, *Texas Top Cop Shop v. Garland*). As a separate nationwide order issued by a different federal judge in Texas (*Smith v. U.S. Department of the Treasury*) remains in place, reporting companies are not currently required to file beneficial ownership information with FinCEN despite the Supreme Court's action in *Texas Top Cop Shop*. Reporting companies also are not subject to liability if they fail to file this information while the *Smith* order remains in force. However, reporting companies may continue to voluntarily submit beneficial ownership information reports

- Need to clear up uniformity of invoices to neighbors from Tenant Cloud – will address w/ HGC
- Violations
 - Need to give a template to HGC for what we want them to look for and flag before the first inspection of the year so we can be more consistent with what matters
 - We will focus on this next meeting and tackle it
- Playground bench
 - Needs hauled away or repaired – we will look at it and take necessary actions
- Financials
 - Review latest docs from HGC – month end through 12/31/24
 - Will have a better picture of neighbors paying dues and our bills, etc. after January. Will revisit
 - Cedar did not bill us for additional services for ending the contract early – so we will let that lie