

Winsome Forest HOA Annual Meeting Minutes

December 4, 2025

- Current Board - Kirt Thomas (President), Matt Harbour (Vice President), Chris Johnson (Treasurer), Rebekah Wolfe (Secretary) & Mike Hammer (Member at Large)
- Pool - resurfaced & switched to salt water system this year
 - Only minor repairs for the upcoming year as one now
 - Repair to the concrete at spots on the pool deck
 - New pool furniture
- Roads - street signs replaced & road patches done by DOT
 - Let the board know if you see any street lights out
- Landscaping - bushes taken out for better visibility & new lights installed with proper sensors
 - Fence will be repainted in the springtime
- HGC - Iris from HGC in attendance
 - HGC will take pictures of houses for inspections quarterly
 - Fliers provided with the current different ways to pay dues to HGC
 - Discount for paying lump sum for the year by February 1 still available - \$25 off total
 - Emails & phone numbers checked and/or updated with HGC for all those in attendance
- Budget - approved
 - Consistently at around \$5k in past dues owed by the neighborhood
- 2026 goals - new updated playground area for kids
- ARC - discussed process for any property modifications
 - Email WFHOA2020@gmail.com, will be forwarded to ARC committee members Kathy Gandolfo & Jeneen Berger for review
- Quorum - not met, only 23 homes represented at the meeting via attendance and/or proxy
 - Quorum would be 42
- Election - no nominations from the floor
 - Incumbents roll over for 2 yr terms, Kirt Thomas/Matt Harbour/Chris Johnson
 - A second meeting for elections unnecessary
- Concerns:
 - Violations - inspections from HGC quarterly, otherwise neighbors can report issues they see to the Board/HGC
 - Discussed process of violation escalation
 - 3 progressive warning letters
 - Hearing before the Board
 - \$100/day fine - per the CCRs and NC statute
 - Lien can be placed on house and foreclosure also possible
 - Speed bumps - explained why not feasible

- Too costly, the steps necessary would be highly unlikely to be approved by DOT, they will not enter the neighborhood to scrape roads, we could annex the roads from the state but this is not ideal
- Discussed cameras & flashing speed limit signs
- Dogs - prohibited breeds, leash law while off property
- Vehicles parked in the grass - not allowed continually, exceptions made when for a specific reason & length of time (reach out to the Board)
- Trailers & boats - seasonal and continual use exceptions
 - Long term storage in sight on property not allowed per the CCRs\