

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

Winsome Forest HOA Board Meeting Minutes

February 25, 2025

- Pool
 - Resurfacing is happening week of March 10th, 2025
 - Pool deck damage from the cold has settled back down – no further repairs necessary currently
 - Water does not clean enough for “Dog Day” – also not enough time until resurfacing
 - We are looking into leaking in the pool house – it is not from the equipment maybe roof or gutter – still investigating
 - Switching to salt water when resurfacing – approx. \$3k more then will be significantly cheaper to maintain throughout the year
- Streets
 - Missing the road sign at Sugar Maple & Hush Hickory has been replaced
 - Missing road sign at Scarlet Oak and Bent Willow – will follow up
 - Streetlight by pond on Hush Hickory has the cap knocked off –this has been fixed
 - Patching needed at 141 Marguerite & 190 Still Poplar – this has been scheduled for repair – awaiting date
 - Patching repaired at front of neighborhood turning in at 158 to Hush Hickory
- HGC
 - Need to make sure contact info is correct for all neighbors
 - Carol contacted each homeowner via email & phone, when possible, to make sure everyone had what they needed. We also approved letters to be placed at residents for those without contact
 - Rebekah sent Carol to the families that responded to the FB post last month about who has never received any communication from HGC and this has been addressed
 - CTA deadline is now March 21, 2025; to file for us, requirements are back in effect
 - Rebekah has all the info and will file
 - Issue addressed with random invoices that went out – shouldn’t happen again
 - Violations
 - Created template to go by for timeline of violations as well as main concern – sent to Carol to implement
- Playground bench
 - Needs hauled away or repaired – still working on this
- Financials
 - Review latest docs from HGC – month end through January 31, 2025
 - Still over \$10k in the negative, not much progress. However, Carol’s latest efforts are not reflected in the reports yet.

Winsome Forest HOA Board Meeting Minutes

March 31, 2025

- Pool
 - Resurfacing happened week of March 10th, 2025
 - It went well, no complications
 - Still investigating leaking in the pool house – it is not from the equipment maybe roof or gutter
 - Signed off on switching to salt water now that no complications with resurfacing confirmed
 - Approx. \$3k more then will be significantly cheaper to maintain throughout the year
- Streets
 - All missing road signs we are aware of have been replaced at this time
 - Patching needed at 141 Marguerite & 190 Still Poplar – this has been scheduled for repair – awaiting date
 - DOT did come out and do a bit of something there, not sure at this time if that was everything (it did not fix the issue) or if that was preliminary
- HGC
 - CTA deadline was now March 21, 2025; to file for us, requirements are back in effect
 - I filed all the necessary paperwork for all of us and it was approved
 - All invoices that went out for 2nd qtr. dues seemed to be uniform and correct
 - Violations
 - Created template to go by for timeline of violations as well as main concern
 - This was sent to Carol to implement & we will work on drafting letters if necessary
- Playground bench
 - Still working on this
- Financials
 - Review latest docs from HGC – month end through February 2025
 - Over \$6800 in past dues still and about to be next quarter payments now, progress but NOT good
 - Working on solutions to this problem

Winsome Forest HOA Board Meeting Minutes

May 13, 2025

- Pool
 - Still investigating leaking in the pool house – it is not from the equipment maybe roof or gutter
 - Pool opening MDW (Friday May 23rd) - confirmed
 - Made FB post to let neighbors know of opening
- Streets
 - All missing road signs we are aware of have been replaced at this time
 - Patching needed at 141 Marguerite & 190 Still Poplar – this has been scheduled for repair – awaiting date
 - DOT did come out and do a bit of something there that was preliminary
- HGC
 - Violations
 - Need to fwp w/ Carol re: state of inspections as well as individual issues that have been sent
- Playground bench
 - Still working on this
- Financials
 - Reviewed latest docs from HGC – March
 - Due owed at over \$9k now on update
 - Made FB post to encourage catching up by neighbors
 - 30 day notice letters will be sent, then move on to collections
- Social
 - Yard sale was first weekend in May
 - Food trucks beginning end of May for the season

Winsome Forest HOA Board Meeting Agenda

June 23, 2025

- Pool
 - Need FB post concerning hours – visitors have stayed late most weekend nights, some as late as 9:45pm recently
 - Re-bar sticking up was repaired
 - Cam 3 having issues w/ solar panel connection – will investigate it
 - Arlo renewed
- Streets
 - Patching needed at 141 Marguerite & 190 Still Poplar – this has been scheduled for repair – awaiting date
 - DOT did come out and do a bit of something there that was preliminary
- HGC
 - Violations
 - Received new set of violations – reviewed & will send decisions to Carol
- Playground bench
 - Just needs to have new slats on it – will handle soon
- Financials
 - Reviewed latest docs from HGC – through May 2025
 - Dues owed MUCH better after collection letters sent – now at \$3,503.80
 - Bal under \$145 will be wiped clean, as they are most likely accrued interest/late fees carried over from Cedar.
 - Large outstanding amts remaining will be sent to atty for collections next

Winsome Forest HOA Board Meeting Minutes

October 28, 2025

- Pool
 - Re-bar sticking up again
 - Spencer will evaluate after pool has closed and get us a plan & quote
 - Working on this
 - Tables rusted badly –Will outsource to Spencer
 - Working on this
 - Also need chairs, or need to be re-strapped – Will outsource to spencer in off-season
 - Working on this
- Streets
 - Patching needed at 141 Marguerite & 190 Still Poplar
 - They said they repaired it, so we opened another ticket – still causing issues
 - No new updates - still in que with DOT
- HGC
 - Violations
 - Egregious violations being handled through process
- Playground bench
 - Just needs to have new slats on it – we will repair
 - Working on this
- Financials
 - Reviewed latest docs from HGC – current as of end of Oct 2025
 - Almost \$6500 owed
 - Several large balances, reviewed which accounts can be moved forward in the process for collection
- Landscaping
 - Brad's Lawncare, changed names. He is giving a quote for fixing washing out areas at end of parking lot
- Annual Meeting
 - Thurs. 12/4/25
 - Drafted notification letters w/ proxy - email to HGC to send
 - Bethany Elementary School for location
 - Open positions this year are Kirt, Matt & Chris

- All running again - 2 yr terms
- Nominations and voting will occur on the floor at the meeting if quorum is met

Winsome Forest Board Meeting Minutes

November 25, 2025

Annual Meeting Preparation

- Quorum
 - Quorum for any voting at the meeting is 42 homes with 167 homes in the neighborhood (25%)
 - If quorum is not met and no new nominations for board positions, incumbents will roll over
- Year in Review
 - Pool resurfaced and switched to salt water
 - New management company
 - Landscaping modified at front entrance
 - New accent lighting at front entrance
 - Road patching & street signs
 - Pond maintenance
- Budget
 - Still have a lot of past due balances (~\$5k)
 - Ask Carol to bring papers w/ ways to pay dues
 - Rewards program - \$25 off annual dues if paid in full by 02/01/26
 - Dues go from \$580 annually, to \$555
- Violations
 - We continue to have repeat issues
 - Boats/trailers/RVs in driveways or visible on properties for extended periods of time
- Issues
 - Speed bumps
 - Camera at front entrance
- ARC
 - Remains the same
 - Jeneen & Kathy
 - Send email to wfhoa email address
- Elections
 - 3 board positions available (Kirt, Chris & Matt) for 2 yr terms
 - Incumbents running again
 - Nominations from the floor at the annual mtg

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\