

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