

## **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