

Windy Hill Farms Homeowners Association, Inc.

Board of Directors Meeting Agenda

Tuesday, April 6, 2021 at 6:00 pm

Zoom Conference

- 1. Call to Order:** Meeting was called to order at 6:04 p.m.
- 2. Roll Call:**
 - A. Establish Quorum- Quorum was established with 5 members of the board in attendance.
 - B. Proof of Notice – Emailed on Monday March 29, 2021 and posted to community website.
 - C. Introduction of Board Members & Community Manager:

Present <input checked="" type="checkbox"/> Not Present <input type="checkbox"/> Barbara Klingler President	Present <input checked="" type="checkbox"/> Not Present <input type="checkbox"/> Carl Telthorst Secretary
Present <input checked="" type="checkbox"/> Not Present <input type="checkbox"/> Wade Williams Member	Present <input checked="" type="checkbox"/> Not Present <input type="checkbox"/> Rajesh Jyothiswaran Vice President
Present <input checked="" type="checkbox"/> Not Present <input type="checkbox"/> Eldon Coker Treasurer	Present <input checked="" type="checkbox"/> Not Present <input type="checkbox"/> Julie Watson, Community Mgr.
- 3. Approval of meeting minutes** – Everyone read the January 2021 meeting minute. A Motion was made by Barbara to approve the meeting minutes, seconded by Wade, with All in favor the motion was carried.
- 4. Financial Review/Treasurer's Report** – **Operating** \$170,330.84 **Reserve** \$103,671.80
 - a. AR 12-30-2020: \$13,571.54
 - b. AR 03-31-2021: \$21,358
 - c. AR Difference: \$7,787
- 5. Community Mgr. Report:**
 - a. Reserve Study
 - i. Community Association Reserves: Presenting on recent Reserve Study
 - ii. Updated reserve study February 2021
 - iii. Richard and Debbie with Community Association Reserves discussed the recent reserve study, the benefits and purpose of a reserve study and how it is a good tool for long term budgeting plans.
 - b. 2021 Pool and Club House Waiver –
 - i. CM to combine the section from pool gate waiver to club house agreement form
 - c. Spectrum Managed Pool Keys and Access Systems – 200 keys (HOA Owned) – Board denied
 - d. Monument at Heritage and FM 544 – Update – CM explained current status to Board regarding the additional meter and new ESID Number for Monument
 - e. Board discussed brick walls and homeowner responsibility – future course of action to be prepared and list of homes along the wall.
 - i. Letter/notification to homeowners regarding their ownership of the wall and long-term expectations.
 - ii. List of homes to be sent to the Board as well as the ACC Coordinator to ensure that requests for these homes take the homeowner owned brick wall into consideration.
 - f. Landscaping: Landscaping walk with Vendor and Board April 7 @ 9:00am.
- 6. Ratify prior actions:**
 - a. Board approved reserve study 2021 with Community Association Reserves
 - b. Board approved 2021 Pool Rules and Information sheet
 - c. Board approved plumbing and pool repairs due to recent freeze
 - d. Board determined Board positions or 2020/2021 Annual Election

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7. Committee Reports:

- a. Architectural Control Committee – Discussed with Board and reminded homeowners of Architectural Standards Bulletin filed in 2018.
- b. Social Committee – Egg hunt was a success. Board would like to have a National Night Out event in October. Reminder for July 2021 to begin discussions and planning.

8. Old Business Still on the Table:

- a. Pool Shade – remain tabled until further date – damage is minimal.

9. New Business:

- a. Bridge Repairs – Bridge needs some new floorboards and floorboards need to be stained. (review estimates)
 - i. Board Approved – CTB Multifamily
- b. Bridge Build (landscaping) (review estimates)
 - i. Board Approved CTB Multifamily
- c. Bridge Build (connecting Common Areas) – 1 estimate received, 1 pending

10. Homeowner Forum:

11. Executive session:

- a. Aging:
 - i. Discuss sending all accounts with a delinquent balance that also include assessments to the attorney. Account numbers are as follows: accounts over \$700
 1. No accounts at this time
 - ii. Discuss current accounts at the Attorneys office:
 1. Board approved 1 account to be escalated to HOA Attorney
 - iii. Violations
 1. Current Focuses
 - a. Fencing – General maintenance and replacements
 - b. Exterior Painting
 - c. Re-sodding and weed removal
 - d. Trim work around windows
 2. Shrub Replacements (Post freeze) – May 15 grace period
 - a. Transparency between Homeowner and Board
 - b. CM to prepare a letter to be mailed and e-blasted to the HOA regarding the upcoming spring and summer season, post freeze damage and grace period to remove dead vegetation and replant. Request for transparency and that homeowners contact the Board if they need a longer period of time.
 - iv. ACC
 1. Review 2018 Architectural Standards Bulletin

12. Motions following Executive Session and summary

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- a. Board approved sending 1 account to next step with HOA Attorney

13. Adjournment – Meeting adjourned at 8:18 pm.