Windstone Colony Community Association Inc.
2022 Annual Meeting:
November 16th 202

AGENDA

Call to Order

Determination of Quorum

Proof of Notice

2021 Meeting Minuets

Budget Overview

2022/23 Goals

Q&A Sessions

Announce Election Results

Adjournment

Proof of Notice

Windstone Colony Community Association, Inc.

October 17, 2022

Dear Homeowners:

As required by the governing documents of Windstone Colony Community Association, Inc., an Annual Meeting of the members will be held on **Wednesday, November 16th, 2022 at 6:30pm** at the Houston West office.
Location: 16690 Park Row Houston, TX 77084

The meeting will be held for the following purposes:

1. To elect 1 Board Member.
2. To transact any other properly presented business.

2022 Annual Meeting Agenda
November 16th, 2022

Meeting Code of Conduct

No speaking until recognized by the Board President or Chair of the meeting Members will refrain from speaking until the meeting President has recognized them. All questions should be held until all reports are finished. If a member has questions, they should raise their hands and wait to be recognized.

No interrupting anyone who has the floor
Members attempting to shut down one another only cause confusion and make meetings last longer. Such behavior also creates a hostile atmosphere. Members will be barred from interrupting anyone who validly has the floor or from otherwise disrupting the meeting.

Comply with time limits
Members will be required to comply with the time limits that are established by the President of the meeting. Presentations shall be limited to a maximum of 3 minutes unless an extension is granted by the chair.

No personal oral attacks
Meetings of the Association are official business meetings; personal attacks are unacceptable. It is considered appropriate for members to criticize ideas but not an individual or an individual's motives for having a particular opinion. Personal attacks on Board Members or fellow Association members will not be tolerated. You will be muted, warned and if it occurs again removed from the meeting.

Behave courteously and refrain from threatening of crude language
Members must behave in a courteous and civil way and refrain from using threatening or crude language. The meeting will be stopped if needed to maintain civility. The members behaving crudely will be muted and warned and if it occurs again will be removed from the meeting.

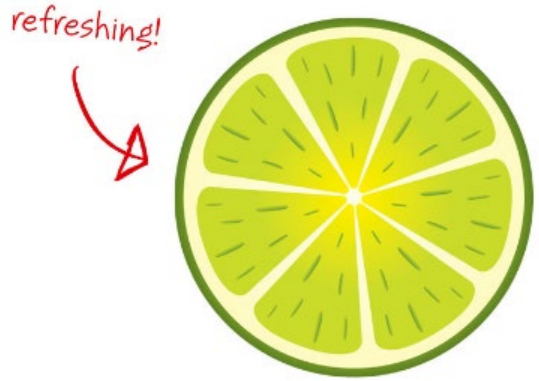
Address all comments to the Board President or Chair of the meeting
Members must address their comments to the meeting President and to confine their comments to the issue, not to the people who support or oppose it. Members will not be allowed to address others directly without approval from the chair.

Restrict comments to the agenda item being discussed
Members will confine their comments to the things that are germane to the agenda item under discussion.

No speaking twice until everyone has had a chance
To give all members a chance to be heard on the issues, members will not be permitted to speak a second time until all members who want to speak to the issue have been allowed to do so. **No speaking more than twice on any one issue t**o keep the meeting moving, members will be limited to speaking twice on the same issue and for no longer than three (3) minutes total.

Obey all rules set by the meeting chair
To maintain control over the meeting, members must obey all orders made by the meeting President or meeting chair, including directives to step down, stop speaking, and yield the floor. The President or meeting chair will temporarily stop the meeting if disruptions will not allow the continuation of business. If two such temporary stops are needed, the meeting will be officially adjourned at the 2nd such stop by the President or meeting chair. The members that are not following the code of conduct will be muted and warned and if it occurs a second time will be removed from the meeting.

Spectrum Association Management
Community Manager Christina Bailey
cbailey@spectrumam.com 832-500-2217



Online Homeowner Customer Service Center

http://www.spectrumam.com

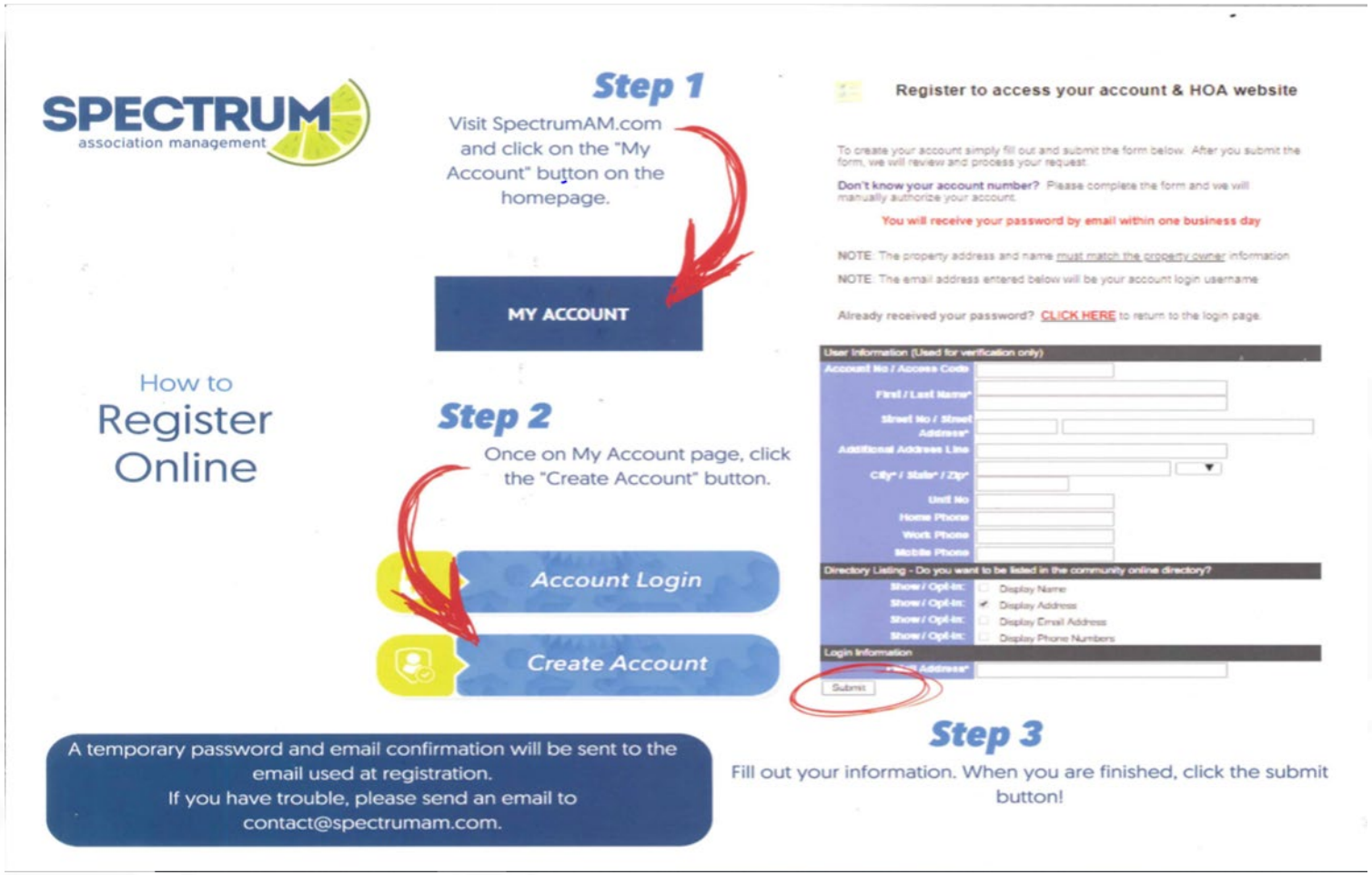
- Payment Center

  Make payments via credit card, e-check or automatic ACH withdrawal directly from Spectrum's website.

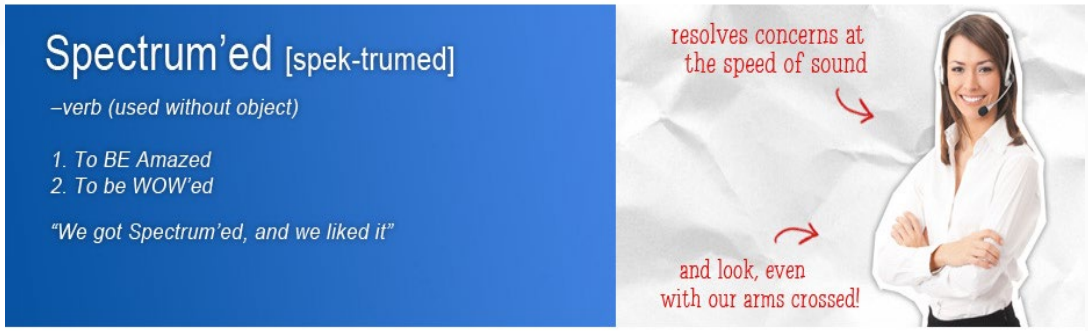
- Account Overview

  View all charges and payments posted to an account for the past year. Plus, owners can update mailing addresses, phone numbers and e-mail addresses.

REGISTER ONLINE



Spectrum Association Management



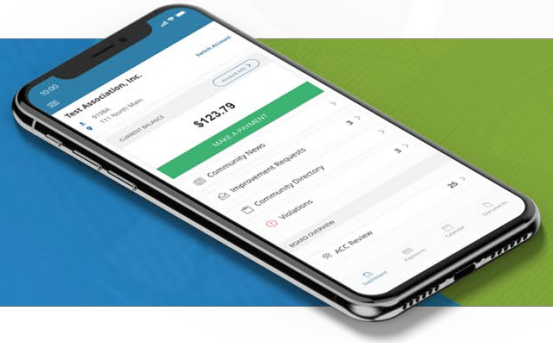
- Compliance Center
  View a comprehensive list of all compliance letters sent for the past year.
- Improvement Center
  Submit ACC/ARC improvement requests online and upload all required documents
- Message Center
  Ask questions, report violations, request items (such as a pool key card, gate remote, etc). Responses are sent by a Spectrum representative and posted to the homeowners account.

Introducing

The Spectrum HOA App

Associations trust Spectrum to provide fantastic service options to homeowners and boards. Spectrum's Refreshing Different Service is now available to you in the Spectrum HOA Mobile App.

Get The Spectrum HOA APP / **Living In Your HOA Just Got Easier!**



Available on the App Store

GET IT ON Google Play

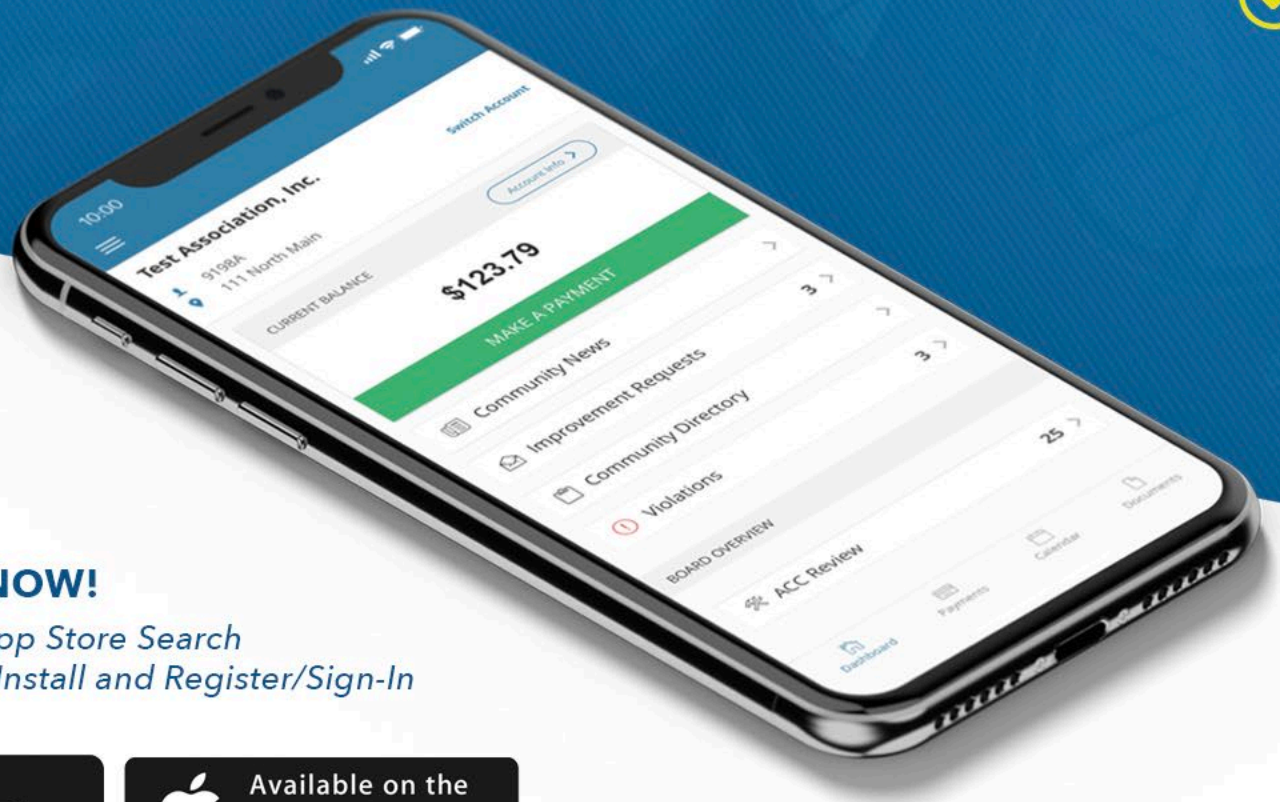
Living In

YOUR HOA

JUST GOT EASIER!

With the Spectrum HOA App

- Manage Your Account
- Community News
- Make Payments
- and More!



DOWNLOAD NOW!

To install, go to App Store Search
"Spectrum HOA" Install and Register/Sign-In

GET IT ON Google Play

Available on the App Store

SPECTRUM association management®

Windstone Colony Bank Balances As of November 7th 2022



Association Funds:

Veritex Bank Operating: **$119,889.41**

Veritex Bank Money Market: **$75,188.71**

Pacific Premier Money Market: **$245,110.76**

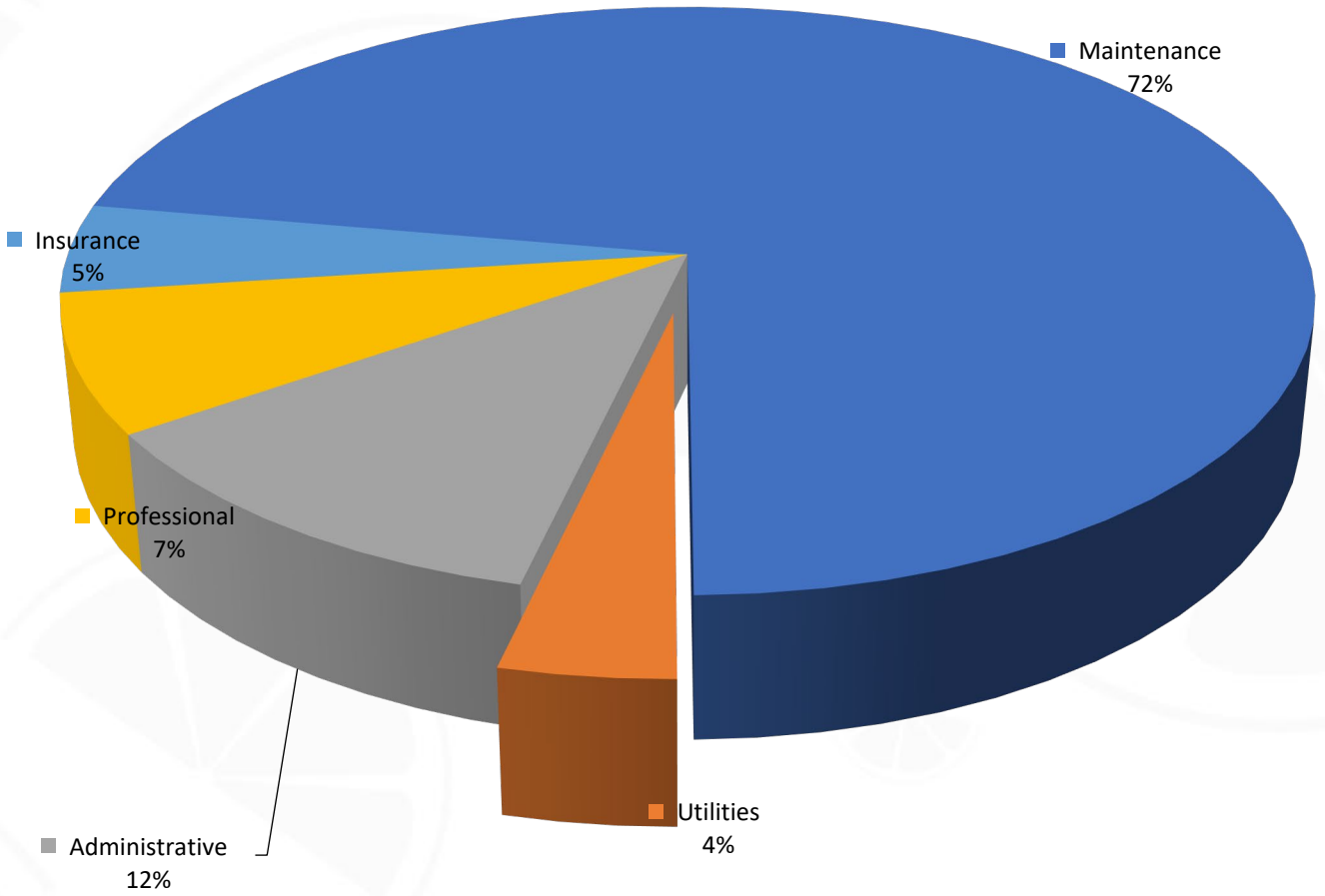
Windstone Colony
YTD Spending vs. Budget
11/7/2022

Budget: $809,950.00

Actual: $692,483.81

2023 Approved POA Budget

- Yearly assessment increase to $600
- 9.1% increase
- Increases attributed to utility costs, service contract costs, repair costs, reserve account



WSC Business

- **Attorney Report - Sylvia**
  - 33 Accounts at attorney for unpaid assessments
  - 4 Accounts at attorney for Deed Restriction Violations
- **Deed Restriction Violations (Month end October) - Nancy**
  - Open Violations – 517
    - Courtesy Notice – 200
    - Warning for fine – 133
    - First $50 Fine – 51
    - Recurring $74 Fine – 92
    - “209” – 19
    - At legal - 22
- **Adoption of Leasing Rules - BOD**
  - Prohibits Short Term Leases (Air bnb, VRBO, etc)
- **ACC Committee Report - John Smith**
  - Status Report
  - Open position(s) on ACC Committee

WSC Business

- **Projects - Jake**
  - Completed (2022)
    - Landscaping and irrigation replacement
    - Pool Furniture
    - Park Sign Replacement
    - Pressure wash and paint Pod monuments
    - Streetlights Windsand, Windy Mark, Post Meadow
    - Mailbox Cluster, clean and repaint
    - Landscape lighting repairs on Windsand
    - CCTV install at Payton Manor, Cypress Canyon, Windy Mark, Post Meadow
      - Brings total camera systems to 9, 55 cameras, 14 LPRs.
      - Averaging over 16k license plate captures per day
      - Over 25 Investigation using our camera system for the year
      - One more system to add to complete goal, Windy Brook location
    - Expansion of Electronic locks at the pool
    - CCTV revamp at the pool
- **Events – Deborah**
  - Christmas Event
    - 12/10/22 (Rain date 12/17/22) 8a-11a
    - Pancake Breakfast
    - Pictures with Santa
    - Ornament Decoration
    - Food Drive
    - Holiday Light Decoration (12/16/22)
- **MUD - Jake**
  - Fire Hydrants within the District have been cleaned and repainted
  - HOA is working with MUD project committee, discussing parks and recreation project possibilities, Potential Trails etc.
  - Drainage and other infrastructure have started going in on the lot at Fry and Clay
- **HCSO Update – Capt. Shelton**
  - Crime stats



WSC Business

- **Homeowner Open Forum – ALL**
  - Items submitted by residents to be discussed
    - Landscaping and Sprinkler Systems
      - $120K to add irrigation to areas on Windstone that don't have it
        - Result in a ~$100 special assessment
        - Potential for MUD to assist with upcoming Park Plans
    - Garbage Can Rule
      - *"…shall be placed in sanitary refuse containers as determined by the Association's contracted trash disposal service and placed in an area adequately screened from public view…"* DCCR, Article VII, Section 10
    - Broken down or stored vehicles in driveway/Commercial Vehicles
      - *"…No vehicle may be parked or left upon any Lot in the Properties, except in a garage or other area designated by the Board, and in driveways for such temporary periods as may be specified by the Board from time to time…"* DCCR, Article VII, Section 9
      - *"…A vehicle is considered stored if it is not used or moved for more than forty-eight (48) consecutive hours. Commercial Vehicles (herein defined), Recreational Vehicles (herein defined), inoperative vehicles and/or vehicles without current registration and inspections may not be stored in driveways or streets, and must be stored out of public view…"* Parking Policy, Article I, Section A.
    - Speeding Cars
      - Option for petition
      - Speed Bumps
    - Cars Parked in Street

Pending Projects & Goals for 2023



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Question & Answer Session

Please respect your fellow community members and their time to speak.



2022 ELECTION RESULTS

Thank you to each candidate for volunteering and participating in the 2022 Windstone Colony Board of Directors Election. Your passion and devotion to your community is appreciated.

Thank you for attending our meeting and supporting Windstone Colony by being a part of the solution. Your participation is greatly appreciated!

Christina Bailey
Community Manager
Cbailey@spectrumam.com
281-500-2217



thank you!

SPECTRUM
association management



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