

Windsong Community Improvement Association, Inc.

A Texas Non-Profit Corporation

Board Meeting Minutes

November 14, 2023

LOCATION: 18150 Holly Forest Drive / Clubhouse / Zoom:

<https://spectrumam.zoom.us/j/95179775945?pwd=Y28zaHI5Yjc1STBDakVNNVhRYVpXUT09>

EXECUTIVE SESSION

A quorum of Board members was announced by Jonathan Taylor and the meeting was called to order at 6:04 p.m.

IN ATTENDANCE

Representing the Board Members of the Windsong Community Improvement Association were the following people:

- Rick Gomez
- Bijay Dixit
- Chris Baxter
- Justine Squillace
- Donald Riley

Representing Spectrum Association Management were the following people:

- Jonathan Taylor (Community Manager)

EXECUTIVE MEETING AGENDA ITEMS

- The Board of Directors reviewed the current Violation List and approved the following accounts to go to Legal for Deed Restriction Violations:
 - 72108***** **GENERAL PROPERTY MAINTENANCE** Repair the damaged vents and trim on the home.
 - 72109***** **CLUTTER** Remove all trash and debris from property.
 - 72109***** **CLUTTER** Remove miscellaneous items on your lot.
 - 72109***** **GENERAL PROPERTY MAINTENANCE** Repair and paint the damaged siding on the front of your home.
 - 72109***** **CLUTTER** Remove miscellaneous items on your lot.
 - 72112***** **GENERAL PROPERTY MAINTENANCE** Repair and paint soffit above the garage door.
 - 72112***** **PAINT HOUSE** Paint the home a matching color.
 - 72112***** **CLUTTER** Remove miscellaneous items on your lot.
 - 72112***** **CLUTTER** Remove miscellaneous items on your lot.
 - 72112***** **MILDEW** Remove Mildew from all sides of the house.
 - 72113***** **DAMAGED FENCE** Damaged/Missing pickets.
 - 72122***** **VEHICLE PROHIBITED** Park the trailer in an enclosed structure or at a location outside the association.
 - 72126***** **DAMAGED FENCE** Damaged/ Missing fence pickets
 - 72126***** **PAINT HOUSE** Paint trim a matching color.
 - 72131***** **DAMAGED FENCE** Damaged/ Missing pickets

- 72134***** **CLUTTER** Remove the miscellaneous items on your lot or store out of view.
- 72134***** **VEHICLE PROHIBITED** Park RV in an enclosed structure or a location outside the association.

Director Gomez made the motion to approve, Director Dixit seconded. With all in favor the motion carries.

- The Board of Directors reviewed the current Aging Report and approved the following 14 accounts to go to Legal for Non-Payment of Assessments:
 - 72115*****
 - 72112*****
 - 72120*****
 - 72126*****
 - 72134*****
 - 72126*****
 - 72103*****
 - 72123*****
 - 72110*****
 - 72123*****
 - 72134*****
 - 72101*****
 - 72104*****
 - 72112*****
 - 72117*****
 - 72101*****
 - 72130*****
- The Board of Directors reviewed 3 homeowner requests, approval 72134***** proceed with attorney action towards payment plan. 72106***** 30-day extension current fines will remain, 72106***** Do not send to attorney. Director Gomez motioned to approve. Director Baxter seconded, with all in favor the motion carries.

The Executive Meeting adjourned at 7:21p.m.

OPEN SESSION

The Open Session was called to order at 7:28 p.m.

In Attendance:

- 8 Homeowners in Attendance

Introductions:

The Board and Spectrum Representative were introduced to the Homeowners in attendance.

APPROVAL OF MEETING MINUTES

The Meeting Minutes for October 2023 were reviewed. Director Gomez made the motion to approve. Director Dixit seconded, with all in favor the motion carries.

FINANCIAL SUMMARY

- The Board reviewed the November 2023 financial statements. The reported estimate of operating costs under budget was discussed.

SUMMATION OF ACTIONS TAKEN BETWEEN BOARD MEETINGS

- Mr. Taylor presented the proposed updated fining policy for 2024 due to legislative changes.

HOMEOWNER FORUM

- A homeowner had a question regarding the 2024 budget.
- A homeowner had a question regarding year-end financials.
- A homeowner had a comment regarding billing.
- A homeowner wanted to further the discussion regarding the updated fining policy.
- With no further business, the Open Session adjourned at 8:20 pm.

Authorized Signer of the
Windsong Community Improvement
Association, Inc.

Community Manager, Spectrum, A.M.
Jonathan Taylor

Date