

Windsong Community Improvement Association, Inc.

A Texas Non-Profit Corporation

Board Meeting Minutes

February 20, 2024

LOCATION: 18150 Holly Forest Drive / Clubhouse / Zoom:

<https://spectrumam.zoom.us/j/99170410803?pwd=TE9lSm4zRHhqR2NCTXZCY3lyUnhiQT09>

EXECUTIVE SESSION

A quorum of Board members was announced by Jonathan Taylor and the meeting was called to order at 6:02 p.m.

IN ATTENDANCE

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

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

Representing Spectrum Association Management were the following people:

- Jonathan Taylor (Community Manager)
- Sally Armitage (Houston Divisional President)

EXECUTIVE MEETING AGENDA ITEMS

- The Board of Directors reviewed the current violation list and discussed the following 12 accounts to go to Legal for Deed Restriction Violations:
 - [REDACTED] Clutter/remove the miscellaneous items on your lot or store out of view
 - [REDACTED] Vehicle Prohibited/park the trailer in and enclosed structure or at a location outside the association
 - [REDACTED] Vehicle Prohibited/the dismantling or repair of vehicles on property is prohibited unless done in an enclosed structure
 - [REDACTED] Clutter/remove the miscellaneous items on your lot or store out of view
 - [REDACTED] General Nuisance/running a business out of your home is prohibited in the community
 - [REDACTED] Damaged Fence/including any damaged or missing picket(s)

- [REDACTED] General Property Maintenance/remove all trees stumps on your lot
 - [REDACTED] Clutter/remove the miscellaneous items on your lot or store out of view
 - [REDACTED] Clutter/remove all trash and debris from the property
 - [REDACTED] Clutter/remove the miscellaneous items on your lot or store out of view
 - [REDACTED] Damaged Fence/including any damaged or missing picket(s)
 - [REDACTED] Clutter/remove all trash and debris from the property
- The Board of Directors reviewed the following single account and discussed having it force maintained:
 - [REDACTED] Grass/Weeds – including curb areas of the property
 - The Board of Directors reviewed the current Aging Report and discussed the following 10 accounts to go to Legal for Non-Payment of Assessments:
 - [REDACTED]
 - [REDACTED]
 - [REDACTED]
 - [REDACTED]
 - [REDACTED]
 - [REDACTED]
 - [REDACTED]
 - [REDACTED]
 - [REDACTED]
 - [REDACTED]

OPEN SESSION

The Open Session was called to order at 7:34p.m.

In Attendance:

- 13 Homeowners in Attendance

Introductions:

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

APPROVAL OF MINUTES

The January 2024 meeting minutes were reviewed. Director Gomez made the motion to approve, Director Riley Baxter seconded, with all in favor, the motion carried.

SUMMATION OF EXECUTIVE SESSION & ACTIONS BETWEEN MEETINGS

- Mr. Taylor discussed the status of the tennis court lighting project regarding vendor selection and scope of work being performed. Mr. Taylor discussed the status of future trash assessment billing and the plan to proceed forward for 2nd Quarter.

STATE OF THE ASSOCIATION

Financial Summary – Mr. Taylor discussed the January 2024 financials including status of accounts and month and year-to-date expenditures.

ASSOCIATION BUSINESS/HOMEOWNER FORUM

- **President's Report** – Director Gomez elaborated on the tennis court lighting project scope of work, specifically the requirement of utilizing a lift for light replacement and the addition of more lights on the poles which a couple will dedicate to the playground swings with a timer system. Director Gomez spoke on the piece that was done on KPRC regarding the mailbox cluster box replacement and the lack of support from USPS. Director Gomez and Mr. Taylor went to the Post Office after Mr. Taylor was contacted by a manager with USPS to show proof of purchase which was done and the expected time frame of replacement. Director Gomez spoke on the status of the trailer petition and deciding not to utilize HOAST due to cost concerns and arriving at a petition to draft and have out in March.
- **MUD Representative** – Jerry, the MUD representative, spoke on the status of MUD projects that are in process. He spoke to the reliability of the system and how there was no water or service loss during Hurricane Harvey. The TCEQ rates the reliability of community water and rated Windsong as superior quality. There are also deputies operating throughout the community and are very responsive to problems that come up. There is a building project in the works for MUD/Police substation at the front of the community. Jerry provided a phone number and text number for water emergency at 832.490.1601 or text 183 to 484848. There are MUD meetings every 4th Tuesday of the month at 1300 Post Oak Blvd #2400 from 12pm-2pm.
- **West Houston Regional Water Authority Representative** – Mark West, Environmental/Houston Regional Water Authority Representative, spoke on and presented a video of the explanation of water expenses. The video shows the reasons of charging fluctuations and the reasons behind it to be competitive. West Harris County Regional Water Authority. WHCRWA- The reasoning of taking water from Lake Houston to the area and the costs associated. Currently meeting the 30% conversion requirement by delivering 28.25 million gallons per day to 49 MUDs through 81.9 miles of waterlines throughout the city. Every 2 years a study is done to determine the amount of charges to each MUD. Every MUD Board member has to be a director for more than 4 years. Texas is a right of capture for water due to development.
- A savings of 3-4 million dollars on savings under the project of East Water Purification Plant and southeast water purification plant, Northeast water purification plant, northeast wpp expansion project. Paying for all this plus Luce bayou. Central pump station off Fry and Clay coming online. MUD representative speaking on the cost per gallon and the reasoning behind that due to the projects upcoming and in flux. MUD not likely to drop fees due to the upkeep of

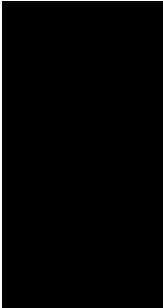
the approved projects. questions for the MUD - meeting minutes or are they cataloged in for online vision per meeting, is it possible to have those reports posted on the website for the community. It's not mandated to be on the website state law. The homeowners are asking questions about the transparency about billing. Smart meters for the community, and not guess billing. Is a water issue on the homeowner side or the MUD side. Cost per meter to replace a smart meter vs. a meter that must be read manually.

- The Board approved the following 12 accounts to go to Legal for Deed Restriction Violations:
 - [REDACTED] Clutter/remove the miscellaneous items on your lot or store out of view
 - [REDACTED] Vehicle Prohibited/park the trailer in and enclosed structure or at a location outside the association
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 - [REDACTED] Clutter/remove all trash and debris from the propertyDirector Gomez made the motion, Director Dixit seconded, with all in favor the motion carried.

- The Board of Directors approved the following single account to be force maintained:
 - [REDACTED] Grass/Weeds – including curb areas of the propertyDirector Gomez made the motion, Director Baxter seconded, with all in favor the motion carried.

- The Board of Directors reviewed the current Aging Report and approved the following 10 accounts to go to Legal for Non-Payment of Assessments:
 - [REDACTED]
 - [REDACTED]
 - [REDACTED]

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Director Gomez made the motion to approve, Director Riley seconded, with all in favor the motion carried.

OPEN SESSION ADJOURNMENT

With no further business, Director Gomez motioned to Adjourn, Director Dixit seconded. Meeting adjourned at 8:57pm.