

Windsong Community Improvement Association, Inc.

A Texas Non-Profit Corporation

Board Meeting Minutes

July 16, 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 6:06 p.m.

IN ATTENDANCE

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

- Rick Gomez
- Bijay Dixit
- 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 Deed Restrictions and discussed the following 10 accounts to go to Legal for Deed Restriction Violations:
 - 72106***** – Damaged Fence/Repair or replace the damaged fence on the property.
 - 72109***** – General Property Maintenance/Remove all tree stumps on your lot.
 - 72112***** - General Property Maintenance/Repair the damaged/dented garage door.
 - 72112***** – General Property Maintenance/Paint the trim around the front door a matching color.
 - 72112***** – General Property Maintenance/Repair the trim around the windows and remove the reflective material.
 - 72112***** – Paint House – Paint the home a matching color.
 - 72112***** – General Property Maintenance/Repair the damaged trim and siding.
 - 72123***** – Paint House/Paint the trim to match the rest of the home.

- 72126***** – General Property Maintenance/Repair the damaged gutter.
- The Board of Directors reviewed and discussed forced maintenance on 72109***** for grass/weeds, and 72112***** for grass/weeds, and 72134***** for grass/weeds.
- The Board of Directors reviewed the current aging report and discussed the following 24 accounts to go to legal for unpaid assessments.
 - 72123*****
 - 72102*****
 - 72113*****
 - 72107*****
 - 72133*****
 - 72126*****
 - 72113*****
 - 72106*****
 - 72106*****
 - 72106*****
 - 72123*****
 - 72120*****
 - 72132*****
 - 72106*****
 - 72112*****
 - 72101*****
 - 72134*****
 - 72133*****
 - 72130*****
 - 72123*****
 - 72108*****
 - 72106*****
 - 72109*****
 - 72102*****
- The Board of Directors reviewed and discussed removing \$80 in administrative fees on account 72112*****. Director Gomez made the motion to approve. Director Dixit seconded, with all in favor the motion carried.
- The Board of Directors listened to homeowner of 72106***** and agreed due to circumstance to remove \$290 in administrative fees and escalated processing fee. Director Gomez made the motion to approve. Director Dixit seconded, with all in favor the motion carried.
- The Board spoke to verifying with the mosquito control vendor that all of the streets are being driven.
- The Board reviewed and discussed the landscaping vendor bids and approved hiring Eagle Landscaper to take over the landscaping for the

community. Director Gomez made the motion. Director Dixit seconded, with all in favor the motion carried.

- The Board reviewed and discussed the two options to complete the median electrical project. The Board voted and approved RAC Electrical Solutions to complete the project. Director Gomez made the motion to approve. Director Dixit seconded, with all in favor, the motion carried.

With no other business, the Executive Session adjourned at 7:36pm.

OPEN SESSION

The Open Session was called to order at 7:41p.m.

In Attendance:

- 11 Homeowners in Attendance

Introductions:

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

APPROVAL OF MINUTES

The June 2024 meeting minutes were reviewed and approved. Director Gomez made the motion to approve. Director Dixit seconded. With all in favor, the motion carried.

SUMMATION OF EXECUTIVE SESSION & ACTIONS BETWEEN MEETINGS

- Mr. Taylor spoke about questions raised regarding the patrol increase in the contract. Mr. Taylor also spoke on the status of projects throughout the community.

FINANCIALS

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

ASSOCIATION BUSINESS/HOMEWONER FORUM

President's Report – Director Gomez reported on the status of a new landscaping contract. Director Gomez also spoke on the status of the petition regarding trailers that's on the website. Director Gomez also spoke to the trash contract.

- The Board of Directors reviewed the current Deed Restrictions and approved the following 10 accounts to go to Legal for Deed Restriction Violations:
 - 72106***** – Damaged Fence/Repair or replace the damaged fence on the property.
 - 72109***** – General Property Maintenance/Remove all tree stumps on your lot.
 - 72112***** - General Property Maintenance/Repair the damaged/dented garage door.
 - 72112***** – General Property Maintenance/Paint the trim around the front door a matching color.

- 72112***** – General Property Maintenance/Repair the trim around the windows and remove the reflective material.
- 72112***** – Paint House – Paint the home a matching color.
- 72112***** – General Property Maintenance/Repair the damaged trim and siding.
- 72123***** – Paint House/Paint the trim to match the rest of the home.
- 72126***** – General Property Maintenance/Repair the damaged gutter.
- The Board of Directors reviewed and approved forced maintenance on 72109***** for grass/weeds, and 72112***** for grass/weeds, and 72134***** for grass/weeds.
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 - 72120*****
 - 72132*****
 - 72106*****
 - 72112*****
 - 72101*****
 - 72134*****
 - 72133*****
 - 72130*****
 - 72123*****
 - 72108*****
 - 72106*****
 - 72109*****
 - 72102*****

Director Gomez made the motion, Director Dixit 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 8:09pm.

Approved 9/17/24
