

Windsong Community Improvement Association, Inc.

A Texas Non-Profit Corporation

Board Meeting Minutes

September 17, 2024

LOCATION: 18150 Holly Forest Drive / Clubhouse / Zoom:

<https://spectrumam.zoom.us/j/98112954664?pwd=WLYLbPqt2bJD0cHwBRHX0JoghaHiHz.1>

EXECUTIVE SESSION

A quorum of Board members was announced by Jessica Brandyberg and the meeting was called to order at 6:12 p.m.

IN ATTENDANCE

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

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

Representing Spectrum Association Management were the following people:

- Jessica Brandyberg (Community Manager)

EXECUTIVE MEETING AGENDA ITEMS

- The board of directors unanimously approved to escalate the following accounts to legal for deed restriction enforcement.
 - *****
 - *****
 - *****
 - *****
 - *****
 - *****
 - *****
 - *****
 - *****
 - ***** (Damaged Fence)
 - ***** (Clutter)
 - *****
 - *****
 - *****

- *****
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- *****
- *****

- The board of directors unanimously approved to proceed with force maintenance on the following accounts.

- *****
- *****
- *****

- The board of directors unanimously approved to escalate the following accounts to legal.

- *****
- *****
- *****
- *****
- *****
- *****

- The board of directors reviewed the payment plan request for account ***** and the request was denied. The board of directors did propose an option of 50% down, 2025n assessments must be included and they will approve a 12-month payment plan. Mrs. Brandyberg will notify legal.

- The board of directors reviewed the homeowner fee waiver request for account ***** . The board unanimously approved to waive the soft cost in the amount of \$1,103.82.

- Ruben Valdez with Edward Jones also came in and spoke about the current investment options and changes to interest rates.

With no other business, the Executive Session adjourned at 7:30 pm.

OPEN SESSION

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

In Attendance:

- 30 Homeowners in Attendance

Introductions:

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

APPROVAL OF MINUTES

The July 2024 meeting minutes were presented to the community and

SUMMATION OF EXECUTIVE SESSION & ACTIONS BETWEEN MEETINGS

- Two trees have been removed. One tree located on the farthest tennis court side and the other tree removed was by the playground located by the pool.
- The work awarded to EZZ Signs has been completed.
- The repairs on the playgrounds have started. We are currently waiting for the material to arrive. This is being completed by HSR Contracting Services.
- Eagle Outdoor Services has taken over the landscaping contract for the community.
- Mrs. Brandyberg and the board conducted a workshop to bring Mrs. Brandyberg up to speed on the community status and upcoming projects as she is taking over the community.

FINANCIALS

- Mrs. Brandyberg reviewed with the board and the community the August 2024 financial packet.
- Ruben Valdez with Edward Jones reviewed his role in the financials and the association's current balances with Edward Jones.
- The board and community reviewed the proposed 2025 budget. The board unanimously approved the proposed 2025 Budget. There will be no assessment increase for 2025.
- The board requested the addition of Director Riley to the Member's Choice Account as a signer.

ASSOCIATION BUSINESS/HOMEWONER FORUM

President's Report – Director Gomez updated the community regarding the upcoming repairs to the community such as the pool slide repairs, tree trimming, pool pump and chemical room exhaust fan replacements. Director Gomez also notified the community of the following quotes that were approved unanimously by the board.

- **Tree Trimming Approval** – Estimate 1076 in the amount of \$16,900.00
- **Best Trash Contract Renewal** – The contract renewal will be \$24,834.60 per month and will include a change in pick up days. Pick up days will be Tuesday and Friday. Recycling picks up will be on Tuesday and heavy trash pick up will be on Tuesday and Friday. The new quarterly trash assessment will be \$65.70 for each home. Mrs. Brandyberg will send an eblast out updating the community on the trash pick up days.

- **Pool Slide Renovation Approval** – Estimate 1077 in the amount of \$45,850.00.

Homeowner Forum – With no further new business to discuss the floor was open to homeowners for questions and comments. The following items were discussed during this portion.

- Driveway parking that blocks the sidewalks and Texas Transportation Code 545.302. Mrs. Brandyberg will reach out to the legal department for clarification on the law and options for parking.
- Street parking concerns were also discussed in conjunction with the sidewalk parking concern.
- A homeowner mentioned the concern of the crime rising in the area and hearing gun shots increasingly. The constables did address the concern and notified the community what actions to take when this is heard. They are to call 911 and notify the authorities they hear what sounds like gun shots. From here they will send law enforcement out to investigate it.
- A homeowner suggested to look into a walking trail or something that the older community members could enjoy.

OPEN SESSION ADJOURNMENT

With no further business the meeting was adjourned at 8:40 pm.