

**Windsong Community Association, Inc.
Board Meeting Minutes**

Pursuant to Article VI, Section 1 of the Bylaws of the Windsong Community Association, Inc. a meeting of the Directors was duly called and held on February 17, 2026, at the Windsong Clubhouse located at 18150 Holly Forest Dr., Houston, TX 77084.

IN ATTENDANCE

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

- Rick Gomez
- Christopher Baxter
- Donald Riley
- TJ Torres
- Bijay Dixit

Representing Spectrum Association Management, LP was:

- Jessica Brandyberg (Community Manager – CM)

Homeowners:

There were 5 homeowners present in person.

DETERMINATION OF QUORUM

A quorum of Board Members was announced, and the general session meeting was called to order at 6:00 p.m. by Director Gomez.

EXECUTIVE SESSION

The Board reviewed items in the executive session related to Deed restrictions, aging report review, legal request, review homeowner requests, and homeowner hearing requests.

Aging Report: The following accounts were unanimously approved for further escalation to collections.

- 721*****
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Homeowner Request:

- Account 721***** requested a waiver in the amount of \$490.00. The board unanimously denied the waiver.
- Account 721***** requested a waiver in the amount of \$110.00. The board unanimously approved this request.
- Account 721***** requested a waiver in the amount of \$324.40. The board unanimously approved the request.

- **Violation Report:** The board reviewed the violation report and unanimously approved to escalate account 721***** to the attorney for deed restriction violations.

CLOSE OF EXECUTIVE SESSION

With no other business to discuss, the Board closed the Executive Session at 7:32 p.m. and Director Gomez called the Open Session to order at 7:37 p.m.

MEETING MINUTE APPROVAL

Meeting minutes for January 2026 meeting were unanimously approved.

RATIFICATION OF ACTIONS TAKEN OUTSIDE OF A MEETING

There were no items to ratify at this.

Financial Report

Mrs. Brandyberg reviewed the financial packet from January 2026 with the board and community. There were no questions at this time.

BUSINESS

- The board reviewed and unanimously approved the 2025 legislative changes pertaining to Membership Voting, Solar Energy Device Guidelines, and Landscape Maintenance Guidelines during Temporary

Water Restrictions.

- The board reviewed and unanimously approved the proposed 2026 pool season contract from Aquatic Advisors in the amount of \$51,064.28.
- The board also approved the work required for county repair of the wooden pool fence and metal gate. This work will need to be completed to pass inspection and receive the pool permit needed to open.
- The board reviewed and unanimously approved the quote for catering at the pool registration event. Go Crowdaddy Catering in the amount of \$2,541.17.

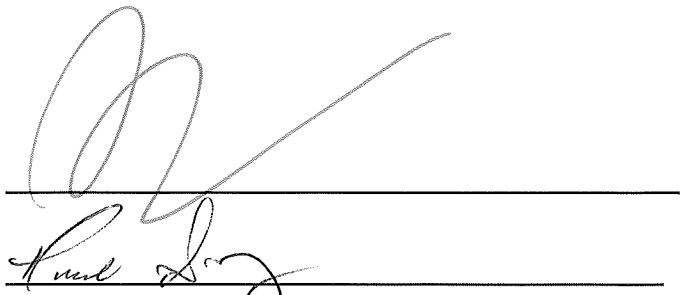
HOMEOWNER FORUM

Homeowners' presents were given the opportunity to present discussion items with the Board and the following were discussed: Future Social Events/Community Events.

- A homeowner had questions about the new trash billing.
- A homeowner questioned if the older mailboxes were going to be cleaned.
- A homeowner brought up the trash/trees being left at River Sage by the businesses.

ADJOURNMENT

With no other business to discuss, the Board adjourned the meeting at 8:30 p.m.



Windsong Association, Inc.

3/17/24
Date

Spectrum Association Management

3.17.24
Date