

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 April 21, 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 9 homeowners present in person.

DETERMINATION OF QUORUM:

A quorum of Board Members was announced, and the general session meeting was called to order at 6:19 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.

Violation Report: None

Aging Report: The following accounts were unanimously approved for escalation to the attorney.

- 7218*****
- 7211*****
- 7213*****
- 7213*****

Additional Business:

- Checking for constant power at the playground light (playground by pool) for a security camera to be placed. Once power is confirmed we will speak with Pace to make sure they can place one at that location.
- Discussed offering 10% off late fees for those residents that have not paid. This will help those who need to pay. The 10% off will not apply to the HOA assessment.

CLOSE OF EXECUTIVE SESSION

With no other business to discuss, the Board closed the Executive Session at 7:18 p.m. and Director Gomez called the Open Session to order at 7:32 p.m.

MEETING MINUTE APPROVAL

Meeting minutes for March 2026 meeting were unanimously approved.

RATIFICATION OF ACTIONS TAKEN OUTSIDE OF A MEETING

The toilet in the men's restroom required repair by a plumber

The check for the swim team scholarship was issued in the amount of \$1,500.00

Financial Report

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

BUSINESS

- Director Gomez discussed the recent vacant home that was vandalized and the community letter that was sent out via eblast.
- The board also discussed the broken light at the park by the pool.
- The board approved the mailbox cleaning and maintenance. The job was awarded to HSR. CM Jessica will notify him of the approval. \$4,275.00
- The board discussed the upcoming annual meeting and board election. There will be two positions available.
- The next HOA event will be the 4th of July event. More information to come.

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.

- Solicitor issues
- Discussion of speed bumps and stop signs to help prevent speeding through the neighborhood.

ADJOURNMENT

With no other business to discuss, the Board adjourned the meeting at 8:27 p.m.

Approved on 6.16.26

Windsong Association, Inc.

6.16.26

Date

Jessica Brandyberg

Spectrum Association Management

6.16.26

Date