

Windsong Community Improvement Association, Inc.

Board Meeting Minutes

September 15, 2026

LOCATION: 18150 Holly Forest Dr., Houston, TX 77084

DETERMINATION OF QUORUM

A quorum of Board members was present, and the open session meeting was called to order at 7:33 p.m.

IN ATTENDANCE

- i. **Board of Directors:** Rick Gomez, Bijay Dixit, George Manning, Donald Riley, and Chris Baxter
- ii. **Managing Agent:** Jessica Brandyberg, Community Manager/Client Relations Manager, Spectrum Association Management
- iii. **Homeowners:** 8 homeowners were present in person at the start of the open session.

EXECUTIVE SESSION

Executive Session was called to order at 6:30 p.m.

- The Board reviewed deed restriction and site-drive matters. The board did not further escalate any violations, but violation letters and fines will continue for those violations not cured. CM also notified the board all costs related to attorney fees for deed restriction violations can be charged back to the homeowners to help recoup the fees.
- There was no aging report that required board attention or action at this time.

The board also discussed the following items:

- 2027 Community events and the lack of volunteers
- Further discussed the 2027 budget prior to review with the community
- The board reviewed the site bullet point forms, and the following changes will be made:
 - All outdoor repairs or changes must complete the ACC application. This will include like-for-like repairs as well.

With no additional business the executive session adjourned at 7:11 pm.

GUEST SPEAKER

Megan Blackwell with PCT 4 spoke to the board and community and was there to answer any questions pertaining to the drainage project. She also addressed questions regarding the sidewalk repair throughout the community. Megan also mentioned attending National Night Out and requesting the Commissioner also attend.

ACTIONS TAKEN BETWEEN MEETINGS

No actions taken between meetings were reported for ratification.

APPROVAL OF MINUTES

Prior meeting minutes were provided for review. The board unanimously approved the meeting minutes as presented. Director Gomez signed the meeting minutes, and a copy will be posted online.

FINANCIAL PACKET

CM presented the board and community with the August 2026 financial packet. At this time there were no questions regarding the financials.

GENERAL BUSINESS

The board reviewed the proposed 2027 budget options, and the motion was made and seconded for the budget that included a 5% increase. Director Gomez, Director Baxter, Director Manning, and Director Riley voted in favor of the 5% increase and Director Dixit voted against the 5% increase. With the majority in favor of increasing the 2027 assessment by 5%. The 2027 HOA assessment will be \$496.13 per home which will generate a revenue of \$562,611.42 for 2027.

HOMEOWNER FORUM

The meeting was opened to homeowners. Items of discussion included, drainage contractor trucks to start coming after 8:00 am to help minimize the traffic for those leaving for work and school buses, and the budget was also discussed by the homeowners present.

ADJOURNMENT

With no further business, the general session was adjourned at 8:51 pm.

_____	_____	_____
Authorized Signer of the	Community Manager, Spectrum, A.M.	Date
Windsong Community Improvement Association, Inc.		