

Windsong Community Improvement Association, Inc.

A Texas Non-Profit Corporation

Board Meeting Minutes

September 25, 2023

LOCATION: 18150 Holly Forest Drive / Clubhouse / Zoom:

<https://spectrumam.zoom.us/j/97151975454?pwd=V0EyODFDdXFhU2p5NHlOSDZVDmDNBUT09>

EXECUTIVE SESSION

A quorum of Board members was announced by Jonathan Taylor and the meeting was called to order at 5:58 p.m.

IN ATTENDANCE

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

- Rick Gomez
- Justine Squillace
- Bijay Dixit
- Chris Baxter

Representing Spectrum Association Management were the following people:

- Jonathan Taylor (Community Manager)

EXECUTIVE MEETING AGENDA ITEMS

- The Board conducted a budget workshop for the proposed 2024 Annual Budget.
- The Board of Directors reviewed the current Violation List and approved the following 10 accounts to go to Legal for Deed Restriction Violations:
 - [REDACTED] miscellaneous items on lot
 - [REDACTED] store inoperable vehicle in enclosed structure or remove.
 - [REDACTED] park trailer in enclosed structure or at a location outside of the association.
 - [REDACTED] remove all trash and debris from property.
 - [REDACTED] remove miscellaneous items on your lot.
 - [REDACTED] repair and paint damaged siding on the front of the home.
 - [REDACTED] mildew
 - [REDACTED] mildew
 - [REDACTED] mildew
 - [REDACTED] store inoperable vehicle in an enclosed structure or remove from the property.Director Gomez made the motion to approve, Director Squillace seconded. With all in favor the motion carries.
- The Executive Session was suspended due to time constraints and opened into the Open Session.

OPEN SESSION

The Open Session was called to order at 7:40 p.m.

In Attendance:

- 8 Homeowners in Attendance

SUMMATION OF ACTIONS TAKEN BETWEEN BOARD MEETINGS

- Mr. Taylor discussed the update from the attorney regarding the petition on trailers and what percentages of the 4 phases of the community would need to be involved.
- Mr. Taylor discussed the status of the Ezzi Sign Project and getting another vendor involved to bid on the electrical portion of the project.

2024 BUDGET APPROVAL

- Mr. Taylor presented the proposed 2024 Annual Budget. With no increase in assessment and keeping the individual annual assessment at \$450 annually with 1135 units totaling \$510,750.00. Director Baxter made the motion to approve, Director Dixit seconded, with all in favor the motion carries.
- With no further business, the Open Session adjourned at 7:46 pm.

EXECUTIVE SESSION

- The Board of Directors also reviewed and approved the following 6 accounts for force maintenance:
 - [REDACTED] grass/weeds including curb areas of the property.
 - [REDACTED] grass/weeds including flower bed areas of the property.
 - [REDACTED] grass/weeds including edging all areas of the lawn.
 - [REDACTED] grass/weeds including curb areas of the property.
 - [REDACTED] trim tree including low hanging branches over street/sidewalk.
 - [REDACTED] grass/weeds including curb areas of the property.

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

- The following 6 homeowner requests were reviewed, and actions made as follows:
 - [REDACTED] waive \$100 fine.
 - [REDACTED] 6-month \$100 plan.
 - [REDACTED] proceed with posting property for foreclosure.
 - [REDACTED] 1-time courtesy to waive \$100 fine.
 - [REDACTED] approve payment plan with expectation that future accruing costs will be current.
 - [REDACTED] approve payment plan.

Director Gomez made the motion to approve, Director Baxter seconded. With all in favor the motion carries.

- The Board discussed sending an e-blast to the community for the open Board position.
- The Board discussed entertaining a bid from separate vendor for the electrical work on the Ezzi project sign.
- The Board discussed converting a portion of the tennis court into a pickleball court in the future.
- The Board discussed cancelling the On-Guard contract due to the new pool phone contract.
- The Board discussed being provided a year end analysis over the Edward Jones account from Ruben.
- The Sherrif presented the law in which a citation cannot be issued for expired registration to a parked vehicle.
- The Sherrif presented the benefits of having the HCSO contract over a private security vendor.
- The Board requested a report be sent of ongoing recurring violations.
- With no further business, the Executive Session adjourned at 9:09 p.m.

 Authorized Signer of the
 Windsong Community Improvement
 Association, Inc.

 Community Manager, Spectrum, A.M.
 Jonathan Taylor

 Date