

WyndSOR Pointe HOA
ANNUAL MEETING MINUTES
June 3, 2015

The meeting was called to order at 6:13 p.m. by Declarant rep Kelly Cannell. Kelly represented the Declarant. John Tarlton representing Junction Property Management was also present.

Kelly gave an introduction of the Board of Directors and the Management Company.

PRESIDENTS REPORT

The President's report was given by Kelly Cannell. She discussed the status of construction, the number of builders that have been approved for the community and the number of lots that have been sold. She also discussed some of the changes in the community in the past year. She answered several questions about the Declarant's role in the community.

TREASURERS REPORT

The treasurer's report was given by John Tarlton. He presented the 2014 year-end Balance Sheet and YTD Statement of Operation, the 2015 Budget, and the Balance Sheet and YTD Statement of Operation as of May 31, 2015. Several questions from the floor were answered.

OLD BUSINESS

The committees were introduced to the owners. The Social and Landscape committees are both very active. John suggested a communication committee would be a good addition to the Association.

Several owners expressed concerns about the entrance to the community. Kelly stated that almost \$5,000 have been spent this year on the entrance to add new plant material and mulch. Several owners felt the Declarant needed to make a substantial contribution to make the front entrance more exciting.

NEW BUSINESS

The owners decided that they no longer wanted the porter services at the community. They also pointed out that the suckers on the Crepes looked bad. John stated he would address both.

A question came up about allowing the owners to all do their own yard maintenance. This would be good for some and bad for others. John stated that this would take a vote of the HOA to change the Docs, but while the Declarant is still in the Declarant period, it would be easier to do. The owners asked to see what this cost change would be for just the common areas to be done by the HOA.

There was a time of general Q&A for the owners. Many additional questions were asked.

This represents the actions of the Association at this time. The meeting was adjourned at 7:25 p.m.

Respectfully,
John Tarlton, Property Manager