

WyndSOR Pointe HOA
BOARD MEETING MINUTES
December 4, 2018

The meeting was called to order at 5:34 p.m. by President Norine Bowen. Kelly Cannell and Cindy North were present as was John Tarlton representing Junction Property Management.

The minutes of the previous meeting were read and stand as corrected. John gave the financial updated for the Association. The current bank balances were \$37.17 in the operating account and \$4,430.23 in the savings account. There were no outstanding bills at this time. Delinquencies were discussed in executive session. *Executive session – discussed various accounts that had not yet paid and the next steps in collections.*

OLD BUSINESS

Norine discussed the screening wall. She stated that the documents were completed and filed with the county. Wall should come in the second quarter of next year.

The 2019 budget was approved through email. The Board decided that no increase in the dues would be necessary. John will have the approved budget posted to the website.

The updated sprinkler operations have had a huge impact on the water bill. The water cost were way down. There have been owners who have replaced some of the heads in the common area as they saw them not working correctly. The reports from October and November need to be compared.

The Board authorized John to get bids on replacing the DG path at the Blayne Park entrance. Norine will work on some contacts that she has a well. There was no decision about what to do with the walking trail that is washing out in the rest of the community. The Front landscaping was discussed again. Norine stated that the plant material will be of drought tolerant varieties and the irrigation needs to be updated to all drip in that area. The total cost of this work will be \$8095.00. The Board did not approve this work due the limited funds the Association has at this time.

Kelly gave an update to the sales operations for the Declarant. All the existing homes have sold. They are supposed to all close prior the year end. They have 13 lots to work on selling at this time and have had some good conversations about these sales. Kelly will look at having the Booth flags removed that on the flagpoles on the vacant lot on Norwood. John talked about the updated community directory that is available in the homeowner portal. Owner can go to the portal and opt into the directory at that site.

NEW BUSINESS

The Board, via email authorized Ted Cox to use the guardhouse as a sales office. He has it set up and operating. Kelly gave an update on the retaining wall that collapsed by the drainage easement on the West end of the community. It was affected by all the rain we had this year. She stated that the engineers are looking to see what the cause of the failure was so they can correct it.

The Board authorized winter hours on the gates. They will start closing at 5:00 pm instead of 7:00. The Board stated the Christmas lights looked nice on the building.

The Annual meeting for 2019 was set for February 12th at 7:00. John will look for a location to have the meeting. Norine suggested the local Frisco Library. There will be an election for one position on the Board at this annual meeting.

The proper and official communications process was discussed. The HOA needs to have a single point of origination for the HOA communications. John stated they had multiple ways to get info out to the

owners, but a central point would be important. The Board discussed the email to the sales agent and the builders about the Christmas decorations.

COMMITTEE REPORTS

There were no reports given.

OPEN FORUM

Janice Hollister asked that John keep her updated with any new sales and move-ins so she can keep the yard mowing list accurate.

This represents the actions of the Association at this time. The meeting was adjourned at 6:09 p.m.

Respectfully,
John Tarlton, Community Manager