

WyndSOR Pointe HOA
BOARD MEETING MINUTES
February 26, 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 \$15,446.82 in the operating account and \$124,824.91 in the savings account. There was one small bill outstanding in the amount of \$20.00 to Junction Property Management. 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 Developer next door needed a letter from the HOA that would detail the HOA's desires. She stated she would draft this letter.

The Board decided to replace the roof on the guard house with 30 Year dimensional GAF roofing shingles in the Barkwood color. They chose Alberto Rangel of Haltom City to do the work for \$6,975.00. This was done with a motion by Norine and a second by Kelly and the motion carried.

The 2018 budget was not approved yet. The question is the cost of the landscape contract. The front gate repairs need to be put on hold as well until the budget is completed. Landscape bids were presented again, but no decision was made pending the action on the front yards.

Discussion was held about the HOA not doing the front yards any longer. John reminded the Board that either a vote as required in the Declaration or the Declarant making the change to the Declaration would be needed since the Declaration currently requires this maintenance. The Board decided to send out a survey to the owners to see what their feelings on this issue really were.

NEW BUSINESS

Norine asked about closing the gates full time. The rest of the Board was not in favor of this siting usage by prospects and builders subs. Additionally, each builder would end up giving out the codes and this would defeat the purpose of the gates.

The Annual meeting in March was discussed by the Board. There are no elections to be done at this meeting, but a decision on the front yards may be finalized.

John had been asked to add a community directory to the HOA website. The one provided was complied by a few of the owners, but several of the entries had not given the HOA permission to post their info, so the directory in its format could not be put on the site.

Norine asked for the number to the gate repair company in case of an emergency at night or over the weekend. John gave her the name and number but suggested in a true emergency to contact 911 for a quicker response and they could unlock the gates with the Knox locks.

Larry Findley is working to get prices on smart controllers to help the cost of irrigation and water to the HOA budget. The install cost currently would be around \$18,000.00. John gave Larry a couple of other companies to contact about this work.

Norine had purchased a camera system for the guard house. To use this fully, the building would need Wi-Fi capability. The Board asked for prices to install the camera system and the cost of the Wi-Fi.

COMMITTEE REPORTS

There were no reports that were not given in connection with previous topics.

OPEN FORUM

A question was brought up about owners letting their dogs out without a leash. Also, discussion was held about owner picking up after their pets.

This represents the actions of the Association at this time. The meeting was adjourned at 8:42 p.m.

Respectfully,
John Tarlton, Community Manager