

**WyndSOR Pointe HOA**  
ANNUAL MEETING MINUTES  
March 12, 2018

The meeting was called to order at 7:10 p.m. by President Norine Bowen. Kelly Cannell and Cindy North were present as was John Tarlton representing Junction Property Management.

The quorum was met with 83.2% of the owners present in person or by proxy. A motion was made and seconded to approve the minutes of the previous meeting. The motion carried. Norine gave an introduction of the Board of Directors.

PRESIDENTS REPORT

The President's report was given by Norine Bowen. She talked about the continuing program for the screening wall and that the guardhouse roof will be replaced via an insurance claim.

Norine further stated that the future plans for the HOA consisted of changes to the landscapers, the scope of the landscape work, an upgrade to the irrigation, painting and maintenance of the front metal gates, and the possible installation of cameras at the front gate.

TREASURERS REPORT

The treasurer's report was given by Kelly Cannell. She presented the 2017 year-end Balance Sheet and YTD Statement of Operation, the 2018 Budget, and the Balance Sheet and YTD Statement of Operation as of February 29, 2018. Several questions from the floor were answered.

OLD BUSINESS

The roof at the guardhouse is scheduled to be replaced. A vendor that Norine knows will be doing the work. The roof material will be going from slate to composite shingles. At this point the HOA does not have the funds to staff the location.

The screening wall was discussed. Norine explained the current plan for the installation along the common area by the flagpoles between the Association and the commercial development. More meetings will be happening in the coming month.

The Declarant was asked about the wall on the west side of the community. They stated that at this time they have no plans to complete the west wall.

NEW BUSINESS

No new business was presented at this time.

OPEN FORUM

The Landscape committee was introduced to the members. They have several plans for this coming year including working on the irrigation, a possible change in the irrigation plans, and changing the landscape contractors.

The owners asked questions about the financials and the line items. The Board answered them with the data they had on hand.

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 8:10 p.m.

Respectfully,  
John Tarlton, Community Manager

**WyndSOR Pointe HOA**  
BOARD MEETING MINUTES  
July 11, 2017

The meeting was called to order at 9:41 p.m. by Kelly Cannell. Norine Bowen was present as was John Tarlton representing Junction Property Management.

John stated the Board needed to consider the election of the officers of the Association. John explained that this needed to be done each time there was a change in the Directors. He further explained that the State requires the Corporation to have a President and a Secretary that must be separate people of other positions could be doubled up if needed.

The Board discussed this and decided that Norine will be the HOA President, Kelly will be the Secretary, and Cindy North would serve as the Vice President. The Board also discussed the need to set a Board meeting and everyone agreed to check their schedules. A time would be set via email.

This represents the actions of the Board at this time. The meeting was adjourned at 10:07 p.m.

Respectfully,  
John Tarlton, Community Manager