

**WyndSOR Pointe HOA**  
ANNUAL MEETING MINUTES  
June 30, 2016

The meeting was called to order at 6:33 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 explained the relationship that has been cultivated with Booth Brothers for the remaining lots. 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 2015 year-end Balance Sheet and YTD Statement of Operation, the 2016 Budget, and the Balance Sheet and YTD Statement of Operation as of May 31, 2016. 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

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.

Amy from the City of Frisco was present to talk about the development of the commercial property adjacent to WyndSOR Pointe. Discussion was held about the placement of the City required sound wall and the materials that it would be made of.

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