

WyndSOR Pointe HOA
ANNUAL MEETING MINUTES
July 11, 2017

The meeting was called to order at 7:10 p.m. by Declarant rep Kelly Cannell. Kelly represented the Declarant. John Tarlton representing Junction Property Management was also present.

The quorum was met with 81.67% of the owners present in person or by proxy. The minutes of the previous meeting were approved with a motion by George Ann Fendley and seconded by Cindy Pius. The motion carried. 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. Jonathan Booth of Booth Brothers discussed with the owners what work they were doing to keep the property values high for all the owner. He also talked about the new marketing strategies they hos company was working on as well as some of the difficulties he was having to overcome.

TREASURERS REPORT

The treasurer's report was given by Kelly Cannell. She presented the 2016 year-end Balance Sheet and YTD Statement of Operation, the 2017 Budget, and the Balance Sheet and YTD Statement of Operation as of May 31, 2017. Several questions from the floor were answered.

OLD BUSINESS

The use and condition of the guard house was discussed. At this point the HOA does not have the funds to keep someone in the facility on a regular basis, but Jonathan Booth agreed to work on repairing any broken shingles on the building. It was mentioned that this building had the windows cleaned a couple of times a year.

Reviving the landscape committee seemed to be a good idea, but no one volunteered at the meeting to work on this. Questions were asked about the access gates and installing different receivers for its operations. John Tarlton mentioned that the toll-gate reader will cost approx. \$12,000 to install.

Discussion was held about the placement of the City required sound wall and the materials that it would be made of for the screening wall to the north of the community. Ricardo Bowen had spent quite a bit of time with the City and was working on some of the details on the work to be done. The City is currently proposing that the commercial Developer pay the HOA a set amount of funds and then the HOA can install the screening wall the way they feel is best. The City Manager was proposing an 8-foot wall from the Northeast corner of the community running up to the start of the HOA common area and then a live screening wall from that point for the rest of the HOA. This will need to be decided by the Board and the Association as to how to be fair in all the dealings on this.

NEW BUSINESS

A question was raised about keeping the flagpoles in the long term. This is not a subject that has been discussed, so the Board will need to review this.

BOARD ELECTION

Nominations were taken from the floor for the one open position. There were no owner wishing to be nominated from the floor and the nominations were closed. The slate of candidates consisted of Norine Bowen. As the sole candidate, she was elected by acclamation.

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 9:31 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