

WyndSOR Pointe HOA
BOARD MEETING MINUTES
March 3, 2020

The meeting was called to order at 2:02 p.m. by President Rob Paul. Kelly Cannell and Cindy North were present as was John Tarlton representing Junction Property Management.

The minutes of the previous meeting were emailed to the Board earlier and stand as read. Motion was made by Cindy and seconded by Kelly. Motion carried. John gave the financial updated for the Association. The current bank balances were \$24,808.59 in the operating account and \$36,246.37 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. The Board agreed that normal collection procedures need to be followed. Cleaning up the Annual minutes was discussed. The committee reports are going to be resubmitted. Kelly discussed the Loan repayment to the Declarant. The Board needs to discuss how this will be done.*

OLD BUSINESS

John discussed the screening wall. There are legal actions in place right now.

The gate closing times were discussed. Kelly mention that at the annual meeting the owners has mentioned that they wanted the gates to be closed all the time. The Declarant suggested that the times of the gates to be 1 – 4 for Saturday and Sunday. Rob mentioned that from the owner’s perspective, they want the gates closed. The Board agreed to test the closing of the gates.

Construction of lots were discussed. John reported on 6185 Norwood and Kelly reported no update on 6587 Gerrard. 6361 Norwood is being sold, but timing will not reset for the start of construction

Kelly gave an update to the sales operations for the Declarant. Several other homes are under construction under various levels.

Kelly also reported that the retaining wall on the Declarant lots to the west (on Saxony). The work on this was tabled due to a potential sale from the Declarant to a builder of all the lots on Saxony.

NEW BUSINESS

Rob asked about the status of the open area of the perimeter of the wall to the west. Kelly has met with an engineer from the City of Frisco and was told that they could close it but only with wrought iron fencing. The Declarant is willing to close this off with the wrought iron fence to the west toward Sterling Ranch.

At the annual meeting the owners asked about raising the number of board members to five for the current three. Cindy stated that in operations, it may be best to stay with three. The Board will discuss this further.

The landscape contract was discussed. The need to change landscapers may be a point that needs to be reviewed throughout the year. Bidding should continue.

2020 projects for the HOA were discussed. The Board wants to redo the painting and staining of the guardhouse, update the front flowers and the mulch, and mulch the trees in the common areas. All of this is in process of bidding.

From the petition submitted to the Secretary at the annual meeting, the Board selected the week of March 30. John was instructed to reach out to Market Street for the location.

COMMITTEE REPORTS

Ed Dolanski gave the security/crimewatch report. One thing the committee wants to do is add an alarm system to the guardhouse. There was also a report on the communication with the City about the North wall that is missing. The City has no report. A report on the anti-tailgating option for the gates. At this point the cost is really high. Changing the gate control system is also being reviewed by the committee. The committee also had a good meeting with the Frisco PD and received a list of recommendations.

There is no real social committee at this time. The Board stated that the Association should research this.

OPEN FORUM

Larry Finley (6551 Gerrard) mentioned the sales of lots as well as the number of directors and weed control for the common areas. Larry also expressed his opinion about the gates being closed. Randy Pius (6558 Gerrard) asked about the flagpoles and the Booth builder sign. The Board is already addressing both of those. Ricardo Bowen (6574 Gerrard) asked about the operation of the walk gates. Most are working, but there may be some tweaking that needs to be done.

This represents the actions of the Association at this time. The meeting was adjourned at 4:20 p.m.

Respectfully,
John Tarlton, Community Manager