



Welcome

Association of Woodwind
Lakes Homeowners, Inc.

2020 Homeowner's
Meeting and Election





- 1. Call To Order**
- 2. Annoucement of Quorum**
- 3. Adoption of Agenda**



Introductions

Woodwind Lakes Board of Directors

President

Mendi Strnadel

Vice President

Jeffrey Krahn

Secretary

Kate Weatherford

Treasurer

Robin Sample

Director

Darryl Hackfield

Graham Management Contact

Community Manager

Leigh Allen



What is your Management Team Responsible for?

Accounting Department

- Process Payables & Receivables
- Collection of Assessments
- Attorney Referrals
- Monthly Financial Reports
- Tax Filings

Administrative

- Homeowner & Realtor Inquiries
- Process Closings/Transfers
- Maintain Database
- Homeowner Communications

Property Management

- Manage Vendors
- Inspections
- Enforce Covenants, Restrictions and Conditions
- Homeowner Inquiries
- Process ACC Requests
- Acquire & Monitor Assoc. Insurance
- Manage Facilities
- Schedule, Facilitate & Attend Meetings
- Assist Committees



**Need assistance from the
Graham Management
Team?**

Phone: 713-334-8000

Website: www.grahammanagementhouston.com

Email: Lallen@grahammanagementhouston.com

Board Contact: <http://www.woodwindlakeshoa.com/contact-us.html>



Approval of:

October 1, 2019 Minutes



Be an informed Homeowner and www.woodwindlakeshoa.com

- ❖ Ask the Board
- ❖ Submit ACC applications online
- ❖ Register your EZ Tag
- ❖ Alerts & Updates
- ❖ Monthly Calendar
- ❖ Association Documents
- ❖ Pool Hours
- ❖ Pavilion Reservations Form
- ❖ Resident Registration
- ❖ Pavilion Schedule
- ❖ Amenities
- ❖ Important Numbers
- ❖ Community Organization
- ❖ Community Map
- ❖ Constable Reports
- ❖ Clubs and Events

Make payments online at www.grahammanagementhouston.com

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Woodwind Lakes

[Ask The Board](#)

[Resident Login](#)

Welcome To Our Community!

Important Numbers

Looking for the number to our Property Manager or utility providers in the community? Click below.

[READ MORE >](#)

Upcoming Events

Our HOA meetings are scheduled for the 3rd Wednesday of every month at the Windermere MUD building.

[READ MORE >](#)

Community News and Updates

- Click here for what's **ALERTS** and WHAT'S HAPPENING NOW.
- Click here for July 4, 2017 celebration photos
- Deed restrictions are strictly enforced to keep our community looking beautiful property values up.
- If you're making exterior changes be sure to file an application first. Failure to do so may cause you to be given a fine.
- A third bench will be added to the dog park. Installation will likely happen the first week in August.

[READ MORE >](#)

Month At A Glance - September

Saturday & Sunday, September 9 and 10: Last Splash Day of the pool

[See a calendar about your home](#)

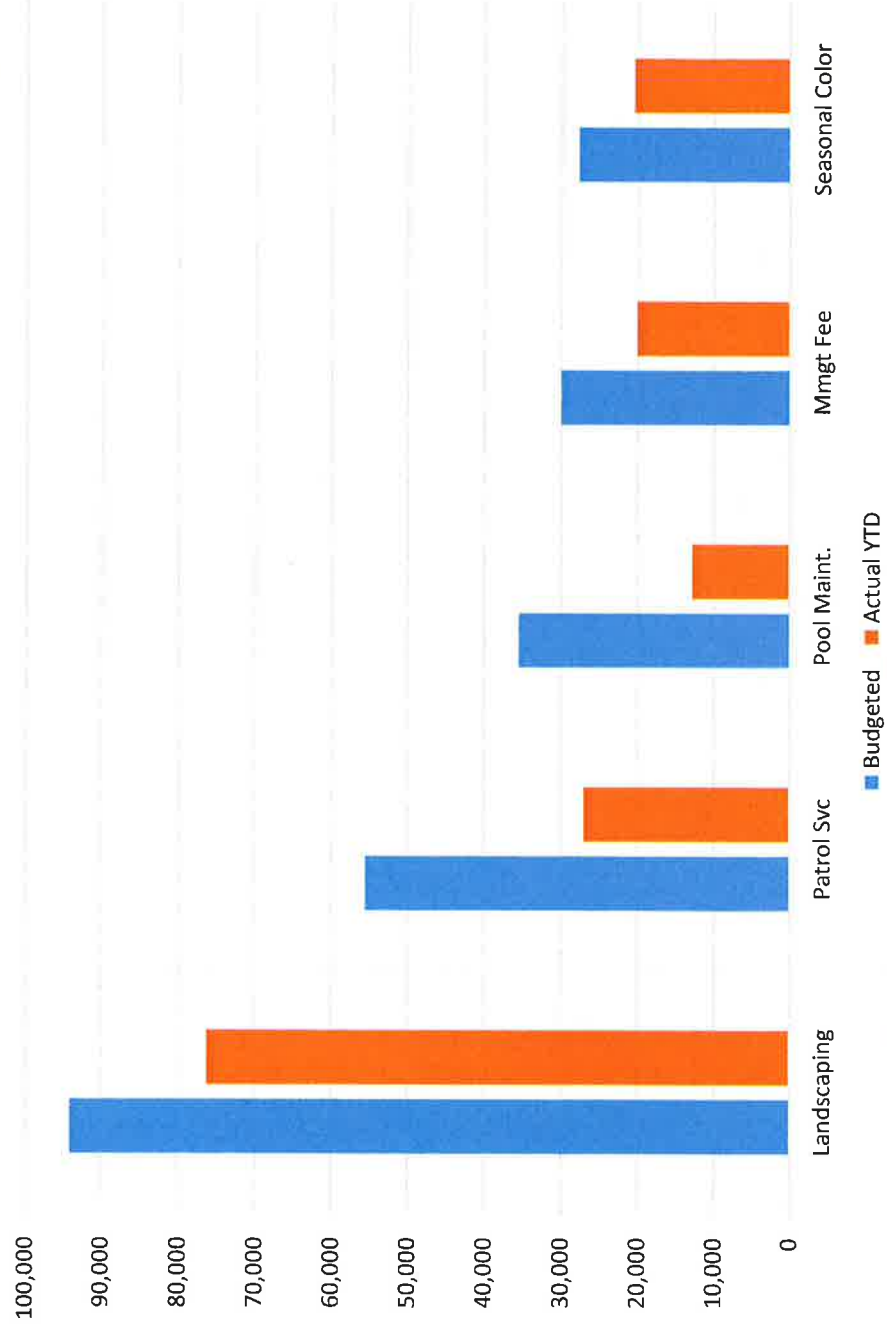
September 2017						
Today						
Su	Mo	Tu	We	Th	Fr	Sa
27	28	29	30	31	1	2



Financial Report

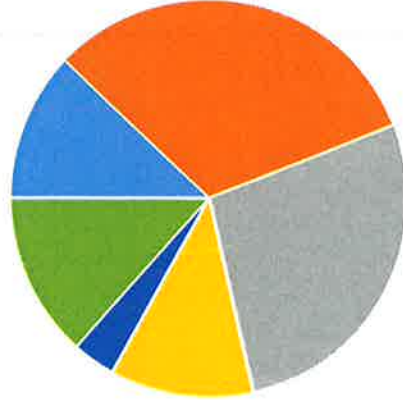


Top 5 Expenses of 2020 YTD As of August 31, 2020



2021 APPROVED BUDGET-No Increase

2020 Budget



Utilities
Admin
Contract Service
Insurance
Repair & Maint.
Reserves

2021 Budget



Utilities
Admin
Contract Service
Insurance
Repair & Maint.
Reserves

Reserve Funding Plan

We are actively planning future replacement expenses based on the 2018 Reserve Study. Expenses incurred in 2020, as well as new assets have been updated to our future funding plans.

Building Component	Estimated Replacement Cost	% Total ERC	Estimated Useful Life	Estimated Remaining Life	12/31/2019 Balance	Plan Additions 2020	Estimated 12/31/2020		Less Expenditures	Estimated Balance	Balance to Fund	Deficit Funding	2021 Proposed Funding	Est. Balance Year End 2020	Future Funding Needed
							Interest	Allocated							
PROPERTY SITE ELEMENTS															
Concrete Framework, partial	\$8,033	1.61%	65	29	\$10,055	\$677	\$79.68			\$10,732	\$ (2,699)		\$ (193)	\$ 10,639	\$ (13,138)
Sec. 4 Access control system*	\$17,000	3.40%	10	9	\$21,280	\$1,432	\$188.63			\$12,053	\$ 4,947		\$ (550)	\$ 12,603	\$ (17,656)
Sec. 4 Gate Hardware	\$15,000	3.00%	20	10	\$18,776	\$1,264	\$148.79			\$15,467	\$ (467)		\$ (47)	\$ 15,420	\$ (15,887)
Amenity Access control system*	\$10,000	2.00%	12	12	\$12,517	\$843	\$99.19			\$11,360	\$ (3,360)		\$ (280)	\$ 13,080	\$ (16,440)
Pavilion Storage Shed (new 2020)*	\$2,500	0.50%	30	29	\$3,129	\$211	\$24.80			\$1,340	\$ 1,160		\$ 40	\$ 1,380	\$ (278)
Exercise Equipment, Amenity Area	\$7,000	1.40%	15	9	\$8,762	\$590	\$69.44			\$9,352	\$ (2,352)		\$ (261)	\$ 9,091	\$ (11,442)
Fences, Aluminum, Amenity and Dog															
Park	\$15,750	3.15%	25	21	\$19,715	\$1,377	\$156.23			\$21,092	\$ (5,292)		\$ (325)	\$ 20,767	\$ (26,061)
Fences, Steel, playground, Allegro Dr. and	\$5,000	1.00%	35	12	\$6,885	\$463	\$54.56			\$7,348	\$ 1,463		\$ (154)	\$ 7,194	\$ (9,041)
Irrigation System, phased	\$12,000	2.40%	40	19	\$16,520	\$1,121	\$139.36			\$17,641	\$ (4,351)		\$ (334)	\$ 17,307	\$ (22,668)
Pavilion, amenity renovation	\$82,000	16.39%	35	21	\$102,643	\$6,909	\$813.39			\$103,462	\$ (21,462)		\$ (1,027)	\$ 102,435	\$ (122,901)
Perimeter walls, concrete, inspections at	\$40,800	8.15%	10	5	\$51,071	\$3,437	\$404.71			\$54,509	\$ (13,709)		\$ (2,420)	\$ 52,089	\$ (66,475)
Perimeter walls, masonry, entrance mon	\$7,800	1.56%	12	3	\$9,744	\$657	\$77.37			\$10,421	\$ (2,621)		\$ (2,031)	\$ 8,390	\$ (10,430)
Sec. 4 perimeter walls, masonry, moun	\$9,000	1.80%	12	3	\$11,246	\$788	\$89.27			\$11,534	\$ (2,524)		\$ (841)	\$ 10,693	\$ (13,206)
playground equipment	\$24,000	4.80%	20	13	\$30,042	\$2,022	\$238.07			\$31,064	\$ (8,064)		\$ (620)	\$ 30,444	\$ (39,507)
playground equipment, Allegro and															
Cadezza	\$15,000	3.00%	20	4	\$18,776	\$1,264	\$148.79			\$20,040	\$ (5,040)		\$ (3,260)	\$ 16,780	\$ (23,819)
Ponds 1 and 2, aerators phased	\$27,054	5.41%	15	11	\$33,855	\$2,279	\$268.36			\$36,134	\$ (9,090)		\$ (3,261)	\$ 32,873	\$ (44,132)
Pond 3, Sec 4 aerators	\$32,400	6.48%	15	2	\$40,557	\$2,780	\$331.39			\$43,336	\$ (10,886)		\$ (5,443)	\$ 37,893	\$ (48,739)
Pond 3, Sec 4 Sediment removal	\$33,000	6.60%	30	11	\$41,811	\$2,949	\$347.18			\$44,760	\$ (11,760)		\$ (1,009)	\$ 43,751	\$ (57,450)
Pond 3, Sec 4 Shoreline, inspections and															
partial replacements	\$10,800	2.16%	20	6	\$13,519	\$910	\$107.13			\$14,429	\$ (3,629)		\$ (605)	\$ 13,824	\$ (17,452)
Roof, Asphalt shingles pavilion	\$4,800	0.96%	20	4	\$6,028	\$404	\$47.61			\$6,433	\$ (1,633)		\$ (403)	\$ 6,030	\$ (7,632)
See Furniture, phased (incl'd Sec 4)	\$9,500	1.90%	25	19	\$11,892	\$800	\$94.23			\$12,692	\$ (3,192)		\$ (168)	\$ 12,524	\$ (15,715)
Tennis court, color coat	\$12,160	2.43%	6	2	\$15,221	\$1,024	\$120.62			\$16,246	\$ (4,086)		\$ (2,043)	\$ 14,203	\$ (18,288)
Tennis courts fence	\$15,300	3.06%	25	4	\$19,152	\$1,289	\$153.77			\$20,441	\$ (5,141)		\$ (1,385)	\$ 19,056	\$ (24,436)
Tennis courts lights poles and fixtures	\$25,300	5.06%	35	17	\$33,669	\$2,132	\$250.96			\$35,802	\$ (8,501)		\$ (500)	\$ 35,301	\$ (46,801)
Tennis courts surface replacement	\$128,000	25.58%	40	17	\$160,225	\$10,294	\$1,269.68			\$171,007	\$ (43,007)		\$ (2,530)	\$ 168,478	\$ (211,481)
Trail remediation, Pond 1	\$36,000	7.19%	10	1	\$45,063	\$3,033	\$357.10			\$48,096	\$ (12,096)		\$ (2,096)	\$ 46,000	\$ (58,096)
Trail remediation, Pond 2	\$57,000	11.39%	10	1	\$71,349	\$4,802	\$563.41			\$76,152	\$ (19,152)		\$ (3,152)	\$ 73,000	\$ (92,152)
Trail remediation, Pond 3, Sec 4	\$28,000	5.60%	10	1	\$35,049	\$2,359	\$277.74			\$37,408	\$ (9,408)		\$ (1,908)	\$ 35,500	\$ (45,908)
POOL HOUSE ELEMENTS															
Doors both pool houses	\$5,600	1.12%	40	19	\$7,010	\$472	\$55.55			\$7,482	\$ (1,882)		\$ (199)	\$ 7,283	\$ (9,284)
Restrooms, renovations, both pool															
houses	\$5,000	1.00%	25	24	\$6,259	\$421	\$49.60			\$6,680	\$ (1,680)		\$ (701)	\$ 5,979	\$ (7,680)
Roof, Asphalt, both pool houses	\$7,040	1.41%	20	3	\$8,812	\$593	\$69.83			\$9,405	\$ (2,365)		\$ (783)	\$ 8,622	\$ (10,987)
POOL ELEMENTS															
Concrete Deck, Allegro Dr. inspections, p	\$4,500	0.90%	12	3	\$5,633	\$379	\$44.64			\$6,012	\$ (1,512)		\$ (504)	\$ 5,508	\$ (7,012)
Concrete deck, Woodwind Lakes, inspect	\$7,400	1.48%	12	3	\$9,263	\$623	\$74.54			\$9,886	\$ (2,486)		\$ (629)	\$ 9,257	\$ (11,746)
Fence, Aluminum, Allegro Dr	\$9,000	1.80%	25	5	\$11,266	\$758	\$89.27			\$12,024	\$ (3,024)		\$ (625)	\$ 11,399	\$ (14,424)
Fence, Aluminum, Woodwind Lakes Dr	\$11,500	2.30%	25	5	\$14,399	\$1,137	\$133.91			\$15,536	\$ (4,036)		\$ (1,007)	\$ 14,529	\$ (18,536)
Furniture, Allegro Dr. phased	\$4,200	0.84%	12	5	\$5,257	\$354	\$42.66			\$5,611	\$ (1,411)		\$ (202)	\$ 5,409	\$ (6,811)
Furniture, Woodwind Lakes Dr. phased	\$4,500	0.90%	12	5	\$5,633	\$379	\$44.64			\$6,012	\$ (1,512)		\$ (504)	\$ 5,508	\$ (7,012)
Mechanical Equipment Woodwind Lakes	\$5,000	1.00%	15	10	\$6,259	\$421	\$49.60		\$820	\$5,860	\$ (860)		\$ (186)	\$ 5,674	\$ (6,633)
Pool finish, plaster, Allegro Dr	\$16,200	3.24%	12	3	\$20,278	\$1,365	\$160.69			\$21,643	\$ (5,443)		\$ (1,814)	\$ 19,829	\$ (25,643)
	\$500,377				\$626,345	\$42,157	\$4,983	\$24,642	\$643,860	\$ (143,483)		\$ (19,051)			



Accomplishments

- ✓ Pedestrian Gate knob replacements
- ✓ Tennis Windscreen Replaced
- ✓ Tennis Court junction box replaced
- ✓ Pavilion rental lockbox installed
- ✓ Storage shed purchased and installed
- ✓ Tables and Chairs for social events purchased
- ✓ Cul-De-Sac improvement projects completed
- ✓ Ground and Safety loop sensors replaced at Gessner
- ✓ Call box replaced at Gessner
- ✓ Cellular access connection for Sec. 4 gates replaced
- ✓ Amenity access control system installed for pools, tennis courts and pet park
- ✓ Sec. 4 Gate hinges replaced
- ✓ Clean out of drain lines for lakes completed
- ✓ Windfern access control system replaced
- ✓ Paint/Repair Grill Station completed
- ✓ Pavilion repainted
- ✓ Sec. 4 Gate Controller replaced
- ✓ Monument light underground repair
- ✓ Tennis court light pole wiring replaced
- ✓ Pet park fencing repairs
- ✓ Sec. 4 Detection sensor replaced
- ✓ Sec. 4 toll tag reader replaced
- ✓ Major tree trimming projects completed
- ✓ Sec. 4 masonry wall repairs completed
- ✓ Pavilion and Family pool cameras installed
- ✓ Pavilion security mesh panels installed
- ✓ Commercial Vehicle Policy Resolution



Accomplishments Continued...

- ✓ Sec. 4 Speed Bump and Stop sign additions
- ✓ Gessner underground electrical repair
- ✓ Lake 4 Irrigation wiring updated
- ✓ Lake 2 Pump Replacement
- ✓ Lake 3 Waterfall Leak Repairs
- ✓ Lake 3 Waterfall Replacement
- ✓ Lake 1 Irrigation Pump Replacement
- ✓ Family Wader Pool Pump Replacement
- ✓ Sec 4. Access gate back up battery replacement
- ✓ Sec. 4 Access Control main board replacement
- ✓ Resident Survey (Results detailed in next slide)
- ✓ Replaced damaged wiring in tennis court pole lights
- ✓ Replaced damaged underground wiring near Sec. 4 monument sign



Additional 2020 Goals

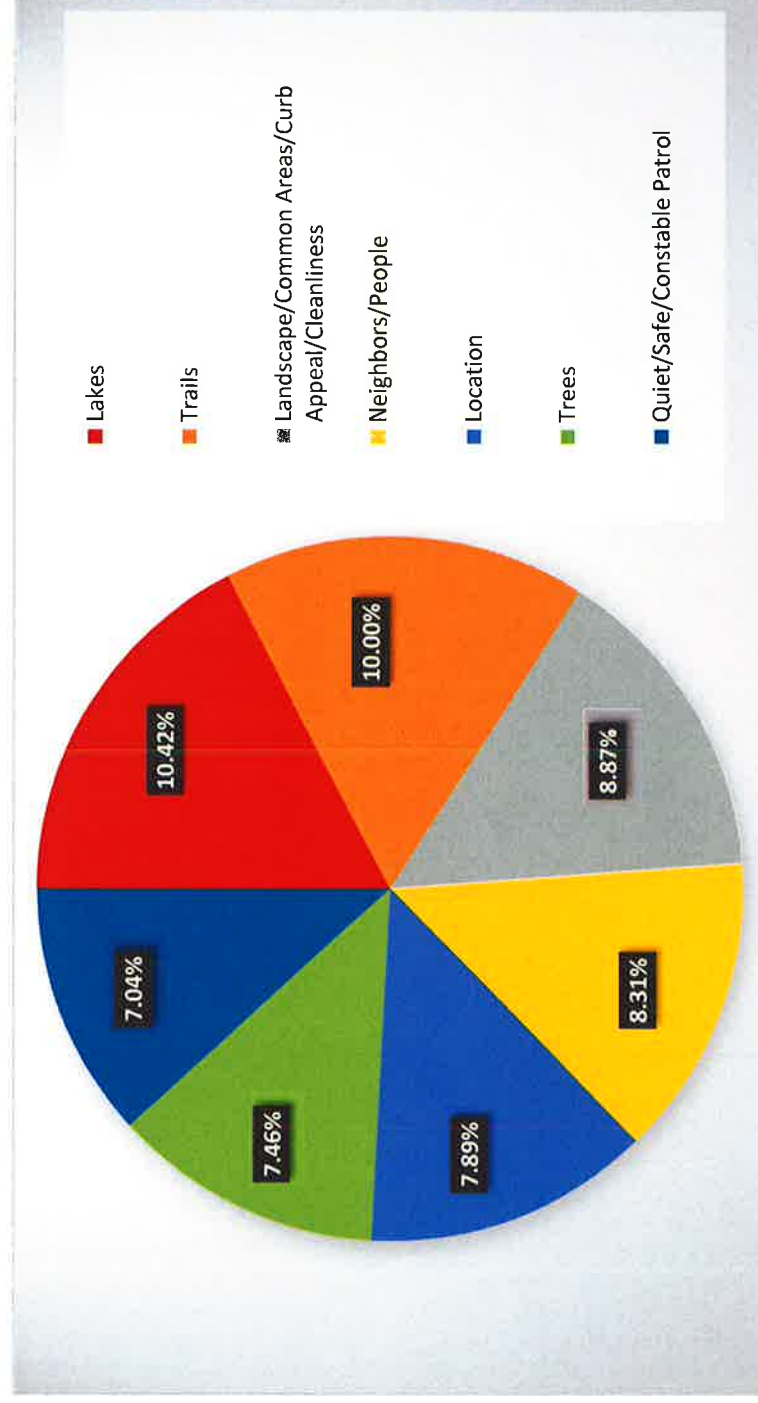
- Continued Improvement to all Landscaping Areas
- Finalization of the Budget and scope for the Lake Improvement Project to include:
 - a) Replacement of all Trail edging
 - b) Replenishment of trail fill material
 - c) Removal of all trip hazards (roots) in trail path
 - d) Replanting of 10 new trees
 - e) Updating signage
- Present received Trail Improvement bids to Board by deadline in Mid-October for consideration in 2020.
- Cul-de-sac upgrade approved for Melody Cir.

Resident Survey Results

The Board of Directors created and distributed a survey of residents to obtain information about the community goals from each participating owner to help better guide the Board of Directors in day to day decisions and future goal planning.

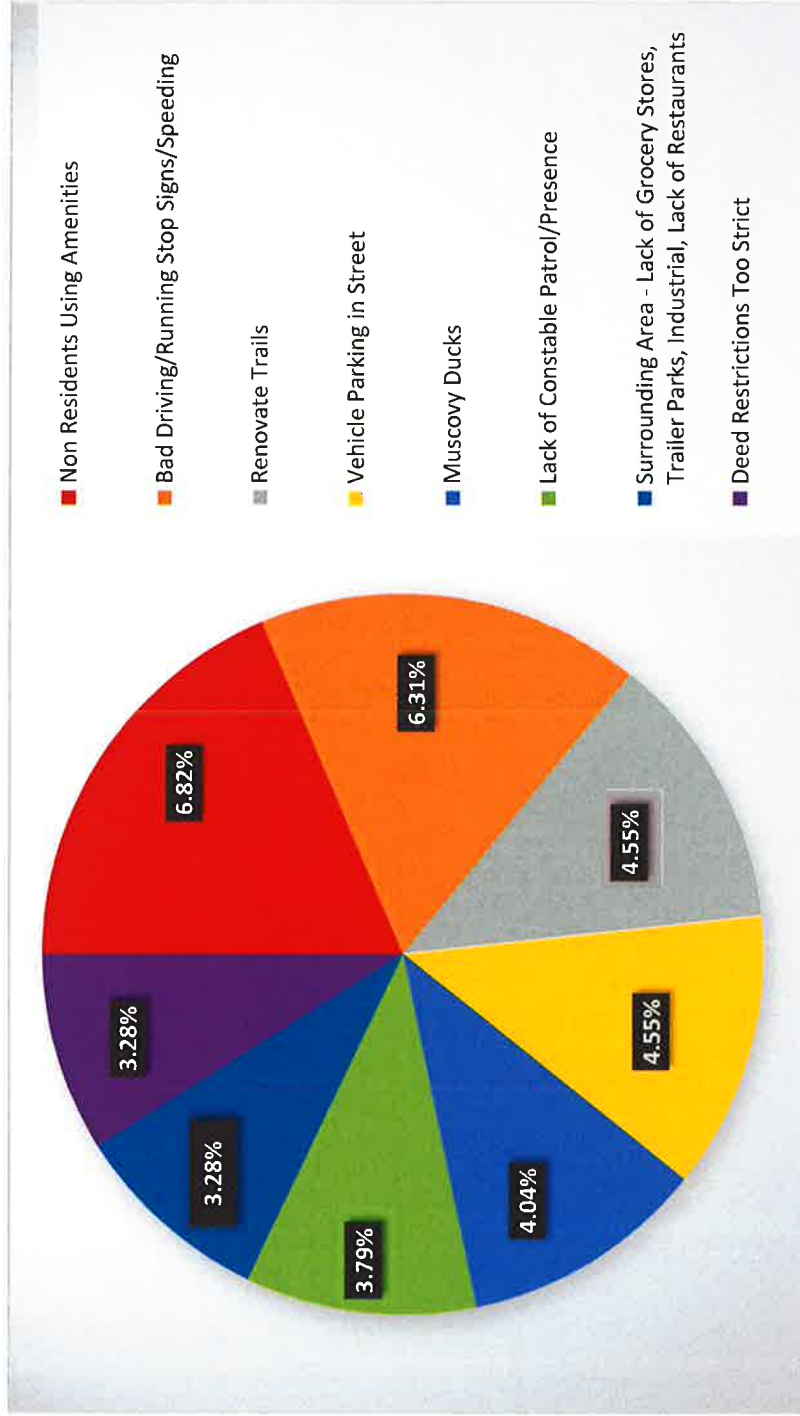
We have posted and distributed this information in August 2020 via the community website, however, we would like to review the most pertinent information again with you.

FIVE THINGS YOU LIKE BEST ABOUT WOODWIND LAKES



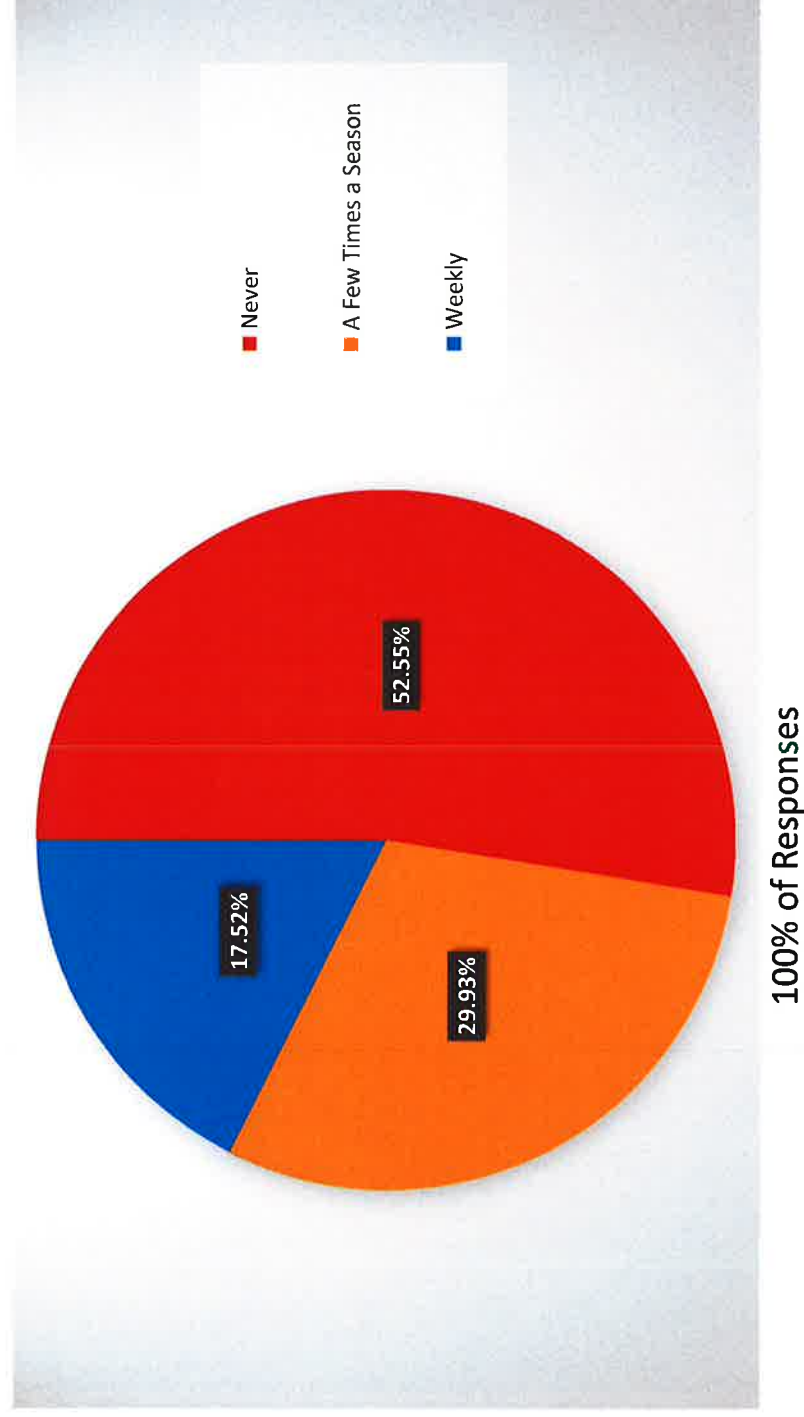
Responses above 5%

FIVE THINGS YOU LIKE LEAST ABOUT WOODWIND LAKES

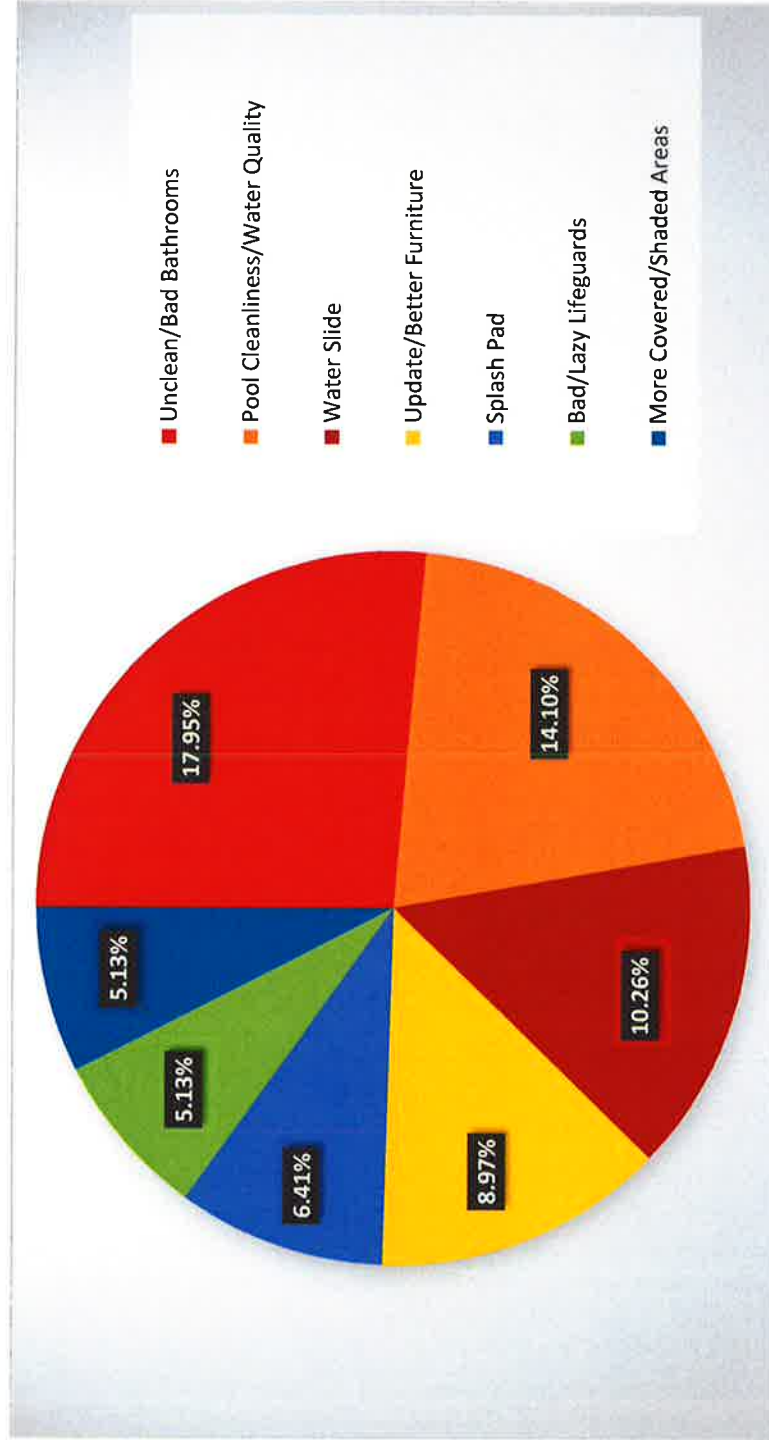


Responses above 3%

HOW OFTEN DO YOU AND YOUR FAMILY USE THE SWIMMING POOLS IN SEASON?

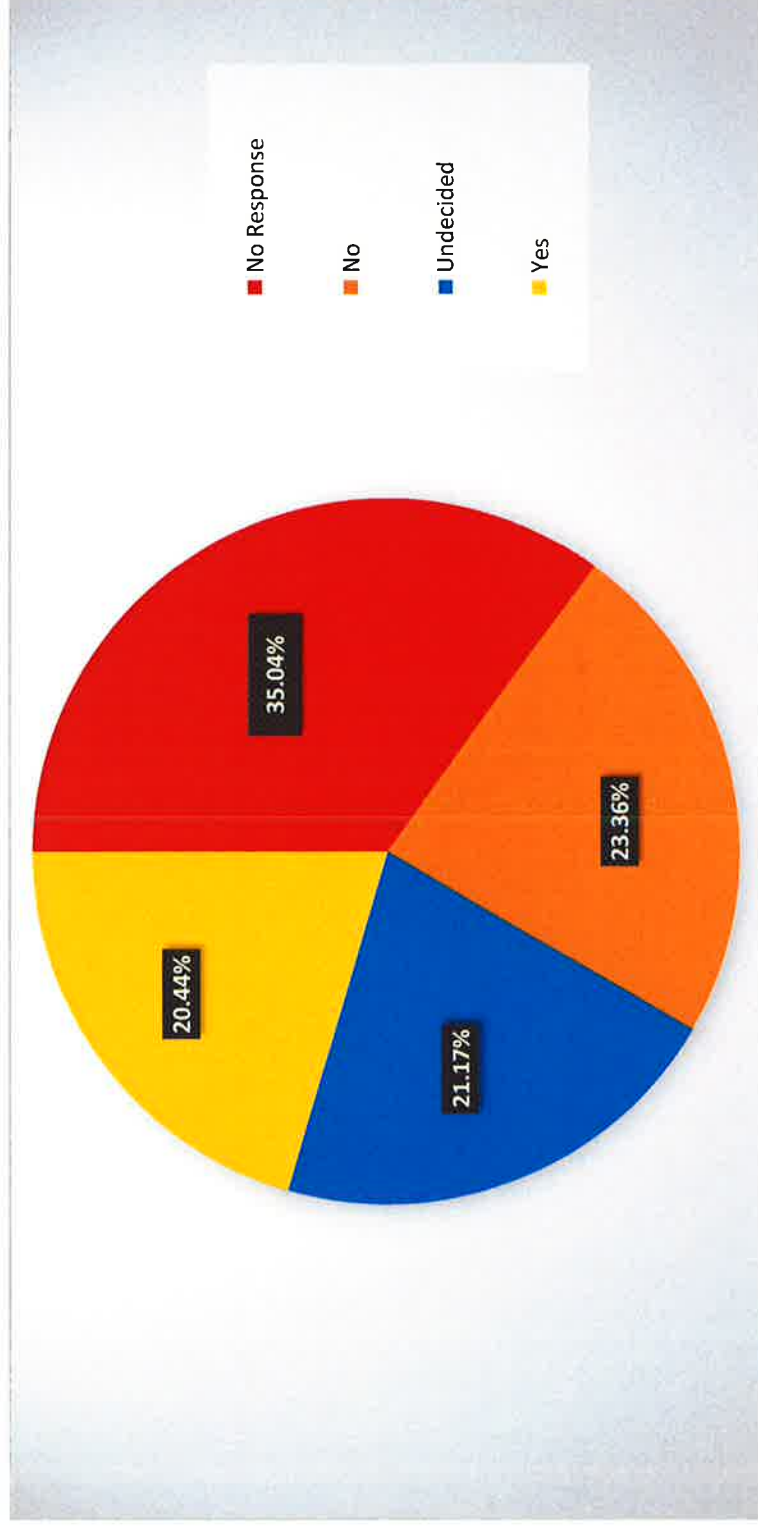


**IF YOU DO USE THE FAMILY POOL ARE THERE ANY UPGRADES
YOU WOULD LIKE TO SEE**

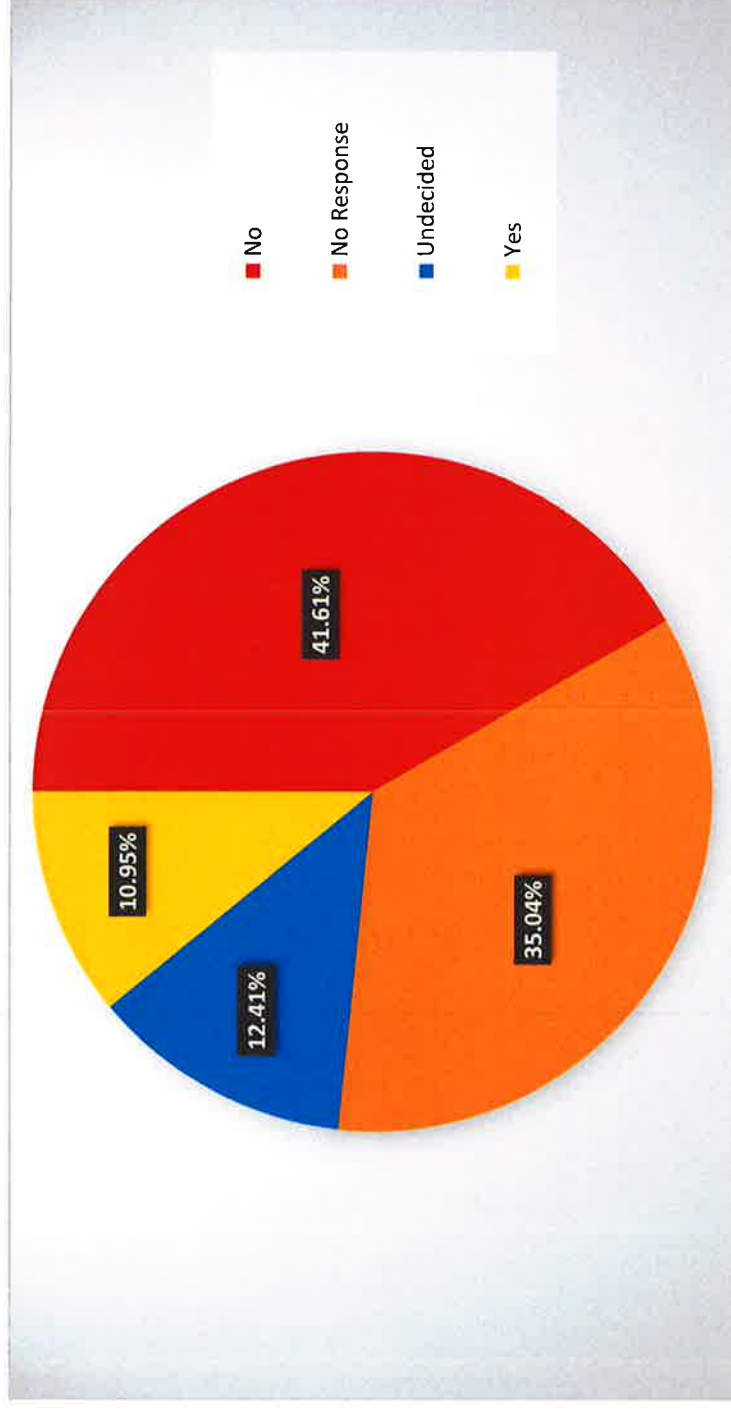


Responses above 5%

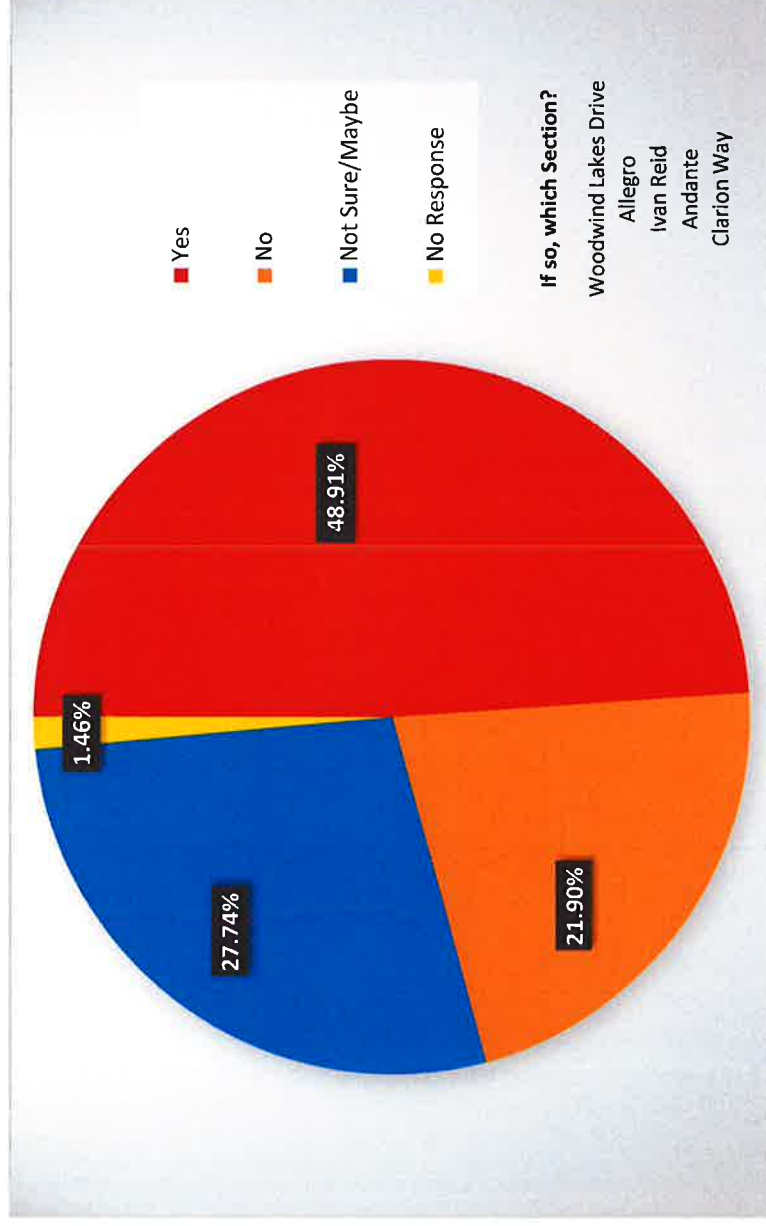
IF YOU USE THE DOG PARK WOULD YOU BE INTERESTED IN DIVIDING THE PARK INTO A SMALL DOG AND LARGE DOG SECTIONS?



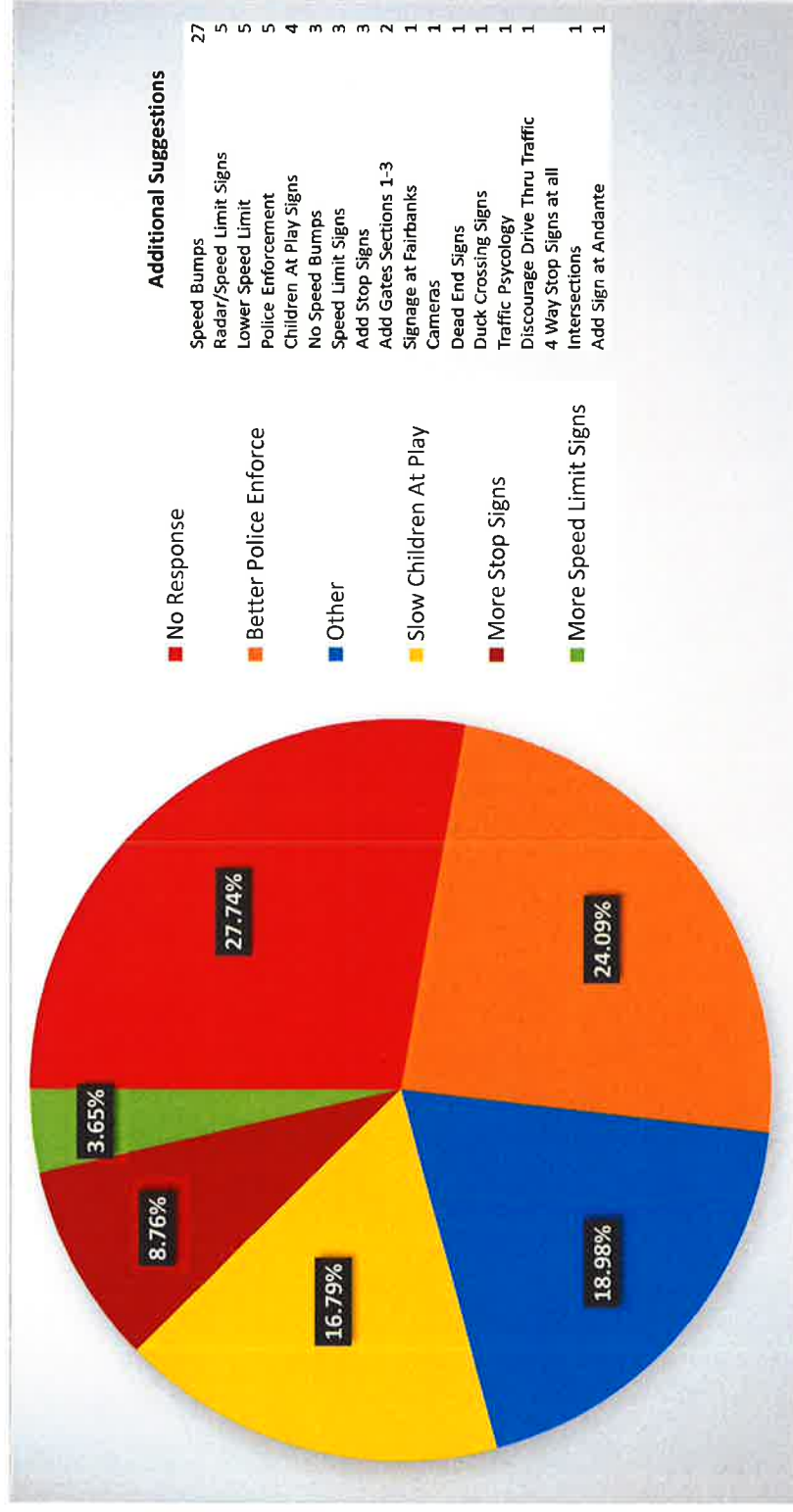
IF YOU ANSWERED YES TO THE LAST QUESTION, WOULD YOU BE WILLING TO SPEND 15K-20K FROM THE RESERVE FUND TO DO SO?



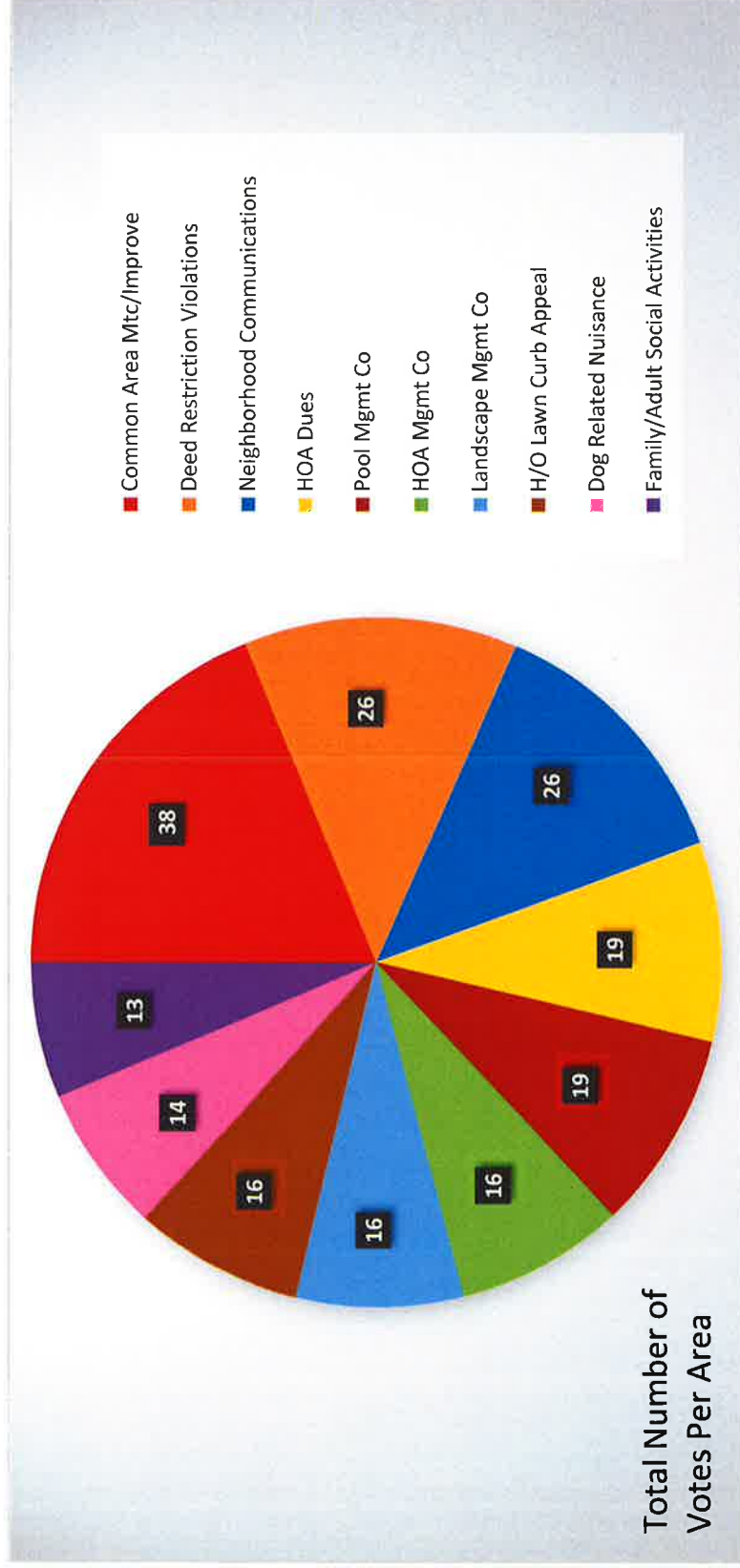
DO YOU THINK THERE IS A SPECIFIC PROBLEM WITH SPEEDING IN WOODWIND LAKES? IF SO, WHICH SECTION?



IF YOU ANSWERED YES TO THE LAST QUESTION, THEN WHAT SPECIFICALLY DO YOU THINK SHOULD BE DONE TO HELP WITH THIS PROBLEM?



PLEASE RANK THE FIVE HIGHEST PRIORITY AREAS FOR IMPROVEMENT AT WOODWIND LAKES (WITH #5 RANKED AS HIGHEST)





Election of Directors

Introductions of Candidates

- **Jeffrey Krahn (Incumbent)**
- **Daniel Kallus**
- **Paul Rios**
- **Krysty Kling**
- **Mauricio Antunez**



Gratitude

The Board would like to thank the committee members and out going Board member for volunteering and dedicating their time to the Woodwind Lakes Community.

***“COMING TOGETHER IS A BEGINNING.
KEEPING TOGETHER IS PROGRESS.
WORKING TOGETHER IS SUCCESS.”***



Working Better Together for a better Woodwind Lakes Community

- ❖ Woodwind Lakes HOA
- ❖ Mud 261
- ❖ Grounds Committee
- ❖ Families of Woodwind Lakes
- ❖ Christmas Committee
- ❖ Architectural Control Committee
- ❖ Women's Club
- ❖ Woodwind Lakes Newsletter
- ❖ The Pet Waste Bag Committee

If you are interested in volunteering, please sign up!



MUD 261 Update



Harris County Precinct 4
Constable's Office

Phone: 832-927-6200

Website:

<http://www.constablepct4.com>



Crime Prevention Tips

- Remove all valuables from vehicles and lock every time.
- Exterior lighting – make sure it's working and add flood lights to dark corners.
- Keep shrubs near windows low, and keep beds clear of underbrush to keep clear lines of sight.
- Make sure house number is visible from curb and/or side of house; this helps police, fire, and EMS to locate your house quickly.
- Report suspicious persons and vehicles to law enforcement. Be sure to get a WWL sticker for your car.
- Get to know your neighbors and the vehicles they drive. If anything out of the ordinary is observed, call it in.
- Park properly when on street to ensure safe passage for vehicles.
- Do not park too close to stop signs or fire hydrants, we issue citations for this.
- Park facing the proper direction to prevent someone from hitting your vehicle overnight. We issue citations for this as well.
- Be aware when driving home, make sure you are not followed. If a car is following you, keep driving and go to a fire or police station and call 911. We have had bank muggings where the suspect followed person home from bank and did a home invasion.



Help our community by improving on the following items:

- ❖ Exterior modifications without obtaining ACC approval will result in fines being charged to owners. Please obtain approval prior to completing modifications!
- ❖ Trailers, Boats, and RV's parked in driveways are not permitted
- ❖ Drainage areas need to be kept clean and free of debris.
- ❖ DO NOT allow contractors to drain toxic chemicals into the drains. All curbs drain into our lakes.
- ❖ Draining pools into the sewer drains or neighbors' yard.
- ❖ Trash on curb too early. Please do not put out before noon the day before services.
- ❖ Dumping trash over exterior fences.
- ❖ Dumping grass clippings & tree branches in common areas.
- ❖ Report deed restriction violations to Graham Management.



Member Forum



Election Results



Adjourn the Meeting



Thank you for caring about
your community and
attending the Woodwind
Lakes 2020 Annual
Meeting.

Woodwind Lakes HOA 2021 Approved Budget

\$792 x 631 Lots
\$82.42 x 182 Gated Lots
6
\$499,752.00
\$15,000.44

INCOME	2020 Budget	As of 6/30/20	Projected YE As of 12/31/20	2021 Budget
Total Income	\$550,702	\$272,119	\$540,781	\$534,402
Maintenance Fees - 631 Lots	\$499,752	\$249,876	\$499,752	\$499,752
SEC 4 Gates Assessment	\$31,850	\$15,925	\$31,850	\$15,000
SEC 4 Fences Easement AGR	\$0	-\$7,230	-\$14,459	\$0
Late Fees	\$2,000	\$3,700	\$7,400	\$3,300
Homeowner Interest	\$500	\$327	\$654	\$500
Certified Mail	\$1,500	\$595	\$1,190	\$1,300
Bank Interest	\$2,500	\$1,075	\$2,150	\$2,200
D/R Fines	\$1,500	\$1,900	\$3,800	\$2,000
Holiday Event Donation	\$0	\$0	\$0	\$0
Insurance Claim	\$0	\$0	\$0	\$0
Legal Fees	\$10,000	\$4,222	\$8,444	\$9,000
Yard Maint Recovery	\$500	\$0	\$0	\$100
Tennis Court Key/Pool	\$100	\$0	\$0	\$50
Miscellaneous Income	\$500	\$1,728	\$3,456	\$1,200

EXPENSES

Utilities

Electricity-Common	\$18,861	\$10,076	\$20,152	\$18,861
Street Light	\$39,537	\$19,536	\$39,072	\$39,100
Water & Sewer	\$7,500	\$3,709	\$7,418	\$7,650
Telephone	\$1,100	\$878	\$1,757	\$1,858
SUB TOTAL	\$66,998	\$34,199	\$66,641	\$67,469

Contract Services

Pool	\$35,480	\$5,575	\$11,150	\$36,190
Landscaping	\$94,487	\$58,319	\$116,637	\$99,000
HCMUD Lake 1 & 2 Maintenance	-\$27,000	-\$15,750	-\$31,500	-\$27,000
Lake Management	\$12,000	\$6,300	\$12,600	\$12,500
Patrol Service	\$55,650	\$26,990	\$53,979	\$55,650
Pest Control	\$3,558	\$1,395	\$2,791	\$3,000
Camera/Gate Access Control	\$1,380	\$13	\$27	\$50
Pool Bathroom cleaning				\$5,000
SUB TOTAL	\$175,555	\$82,842	\$165,684	\$184,390

Repairs & Maintenance

Seasonal Decoration	\$1,000	\$0	\$0	\$800
Landscaping Grounds/Lake	\$27,600	\$11,468	\$22,936	\$27,600
Lake Repairs/Chemicals	\$25,000	\$10,978	\$21,957	\$23,000
Duck Maintenance/Repair	\$14,000	\$2,273	\$4,547	\$10,000
Exterior Lights Repair	\$2,500	\$355	\$710	\$2,000
Tree Trimming	\$20,000	\$12,665	\$25,331	\$15,000
General Supplies	\$3,470	\$243	\$486	\$2,700
Seasonal Color/Flowers	\$27,732	\$20,420	\$40,840	\$27,732
Pool Repairs	\$5,000	\$999	\$1,997	\$4,000
Pool/TC Keys	\$2,000	\$0	\$0	\$500
Tennis Courts	\$2,500	\$1,886	\$3,771	\$1,500
Pool Gate Maintenance and repair	\$500	\$1,435	\$2,870	\$100
Irrigation	\$7,500	\$3,744	\$7,488	\$7,500
Fences	\$2,000	\$0	\$0	\$15,000
Site Signage	\$3,500	\$3,084	\$6,169	\$2,700
Miscellaneous Maintenance & Repair	\$7,000	\$6,532	\$13,064	\$4,500
SUB TOTAL	\$151,302	\$76,083	\$152,165	\$144,632

Administrative

Newsletter	\$4,000	\$812	\$1,624	\$1,800
Recreation Committee	\$4,000	\$52	\$103	\$4,000
Easter Egg Hunt/Halloween	\$300	\$0	\$0	\$500
July 4th Parade/Picnic	\$800	\$0	\$0	\$800

Bank Charges	\$100	\$49	\$98	\$100
Taxes	\$100	\$0	\$0	\$100
Website	\$900	\$708	\$1,415	\$1,100
Legal Fees	\$10,000	\$6,007	\$12,013	\$10,000
Audit/Tax Return	\$1,350	\$390	\$780	\$500
Meeting Expense	\$500	\$0	\$0	\$200
Management Fee	\$30,000	\$15,000	\$30,000	\$31,500
Postage	\$2,500	\$1,498	\$2,996	\$2,500
Copies	\$2,500	\$1,087	\$2,174	\$2,500
Certified Mail	\$1,000	\$1,375	\$2,750	\$3,000
Storage	\$1,440	\$1,457	\$2,914	\$1,600
Miscellaneous Admin	\$1,000	\$3,882	\$7,764	\$2,500
SUB TOTAL	\$60,490	\$32,315	\$64,630	\$62,700

Insurance

Workers Comp	\$250	\$0	\$0	\$255
Directors & Officers	\$4,700	\$2,072	\$4,145	\$4,148
Property Coverage	\$13,000	\$9,341	\$18,681	\$20,166
Umbrella	\$1,300	\$0	\$0	\$1,339
Dishonesty	\$100	\$0	\$0	\$100
SUB TOTAL	\$19,350	\$11,413	\$22,826	\$26,008

Replacement Reserves

Reserve Funding	\$42,157	\$0	\$0	\$32,934
Sec 4 Streets/Gates	\$31,850	\$3,799	\$7,598	\$15,000
Sec 4 Gate Access/Internet	\$0	\$9,814	\$19,627	\$0
Sec 4 Gate Improvement	\$0	\$17,018	\$34,037	\$0
Sec 4 Irrigation	\$0	\$9,763	\$19,526	\$0
Sec 4 Bench Project	\$0	\$1,118	\$2,236	\$0
Brick Fence Project	\$0	\$380	\$760	\$0
Sec 4 Reserves	\$0	\$0	\$0	\$0
Amenity Improvement Project	\$0	\$5,384	\$10,768	\$1,270
SUB TOTAL	\$74,007	\$47,276	\$94,552	\$49,204
Total Expenses	\$547,702	\$284,127	\$566,498	\$534,402
Overage/Shortage @ year end	\$3,000	-\$12,009	-\$25,717	\$0

MINUTES OF A MEETING OF THE MEMBERS OF ASSOCIATION OF WOODWIND LAKES HOMEOWNERS, INC. HELD ON OCTOBER 16, 2019 AT 7:00 P.M. AT REED ELEMENTARY SCHOOL, LOCATED AT 14410 MAUNA LOA HOUSTON, TX 77040

BOARD DIRECTORS PRESENT

DIRECTORS ABSENT

Jeffrey Krahn
Mendi Strmadel
Robin Sample
Kate Weatherford
Darryl Hackfield

IN ATTENDANCE

Mandi Branam, the representative from Graham Management, was in attendance.

ANNOUNCEMENT OF QUORUM

The managing agent confirmed that quorum was present in attendance, in person, or by proxy.

CALL TO ORDER

Due notice of the meeting having been given and a quorum being present, the meeting was called to order. Mandi Branam recorded the minutes.

ADOPTION OF AGENDA

A motion was made and seconded to approve the agenda.

APPROVAL OF MINUTES

A motion was made to approve October 16, 2019 annual meeting minutes as written. The motion was seconded, and the motion passed.

MANAGEMENT REPORT

Mendi Strmadel introduced the Board and appreciated them for their volunteered dedication to serving on the Board throughout the past year.

The management agent presented actions that the management team is responsible for conducting in order to properly assist with maintaining the association.

The management agent presented crime prevention tips.

Kate Weatherford discussed the importance of registering on the community website to view governing documents, submit payments online, update accounts, submit ARC applications, RSVP to community events, and to receive updates from the association.

Robin Sample presented the financial report. The 2019 budget highlights and September 2019 balance sheet were presented and discussed. There was \$339,618.37 in the operating account and \$613,897.93 in reserves.

The Board reported the following accomplishments for the association:

- ✓ Changed lake maintenance vendor contract
- ✓ Mosquito abatement contract service added
- ✓ Replenished crushed granite fill on lake trails

- ✓ Improvements to tot lot
- ✓ Installation of seasonal decorations
- ✓ Repair common area trash cans
- ✓ Parking lot striping in pool parking lots
- ✓ Replaced Serenade Bridge
- ✓ Clean our storm drains
- ✓ Tree trimming in common areas
- ✓ Boy Scout flag program
- ✓ Seasonal color installation
- ✓ Power wash common areas
- ✓ Tennis court bleacher repairs
- ✓ Duck population control measures
- ✓ Replaced tennis court nets and screens
- ✓ Power washed tennis court surfaces
- ✓ Painted tennis court lights
- ✓ Irrigation and backflow repairs
- ✓ Signage Repairs
- ✓ Tennis court rule signage installed
- ✓ Meter base replacement at Tocata Blvd.
- ✓ Gessner entrance lights
- ✓ Pet waste management
- ✓ Monthly newsletter
- ✓ Community website updates
- ✓ Sidewalk replacements
- ✓ Monument wall repair
- ✓ Sec. 4 camera upgrade and router replacement
- ✓ Sec. 4 Drainage improvements
- ✓ Lake pump repairs
- ✓ Tribune electric repair
- ✓ Replaced flex hose at Lake 1
- ✓ Replaced fountain light kits at 1, 4, 5, and 6
- ✓ Replaced fountains at 1, 4, 5, 6, & 7
- ✓ Replaced Control panels at 1 & 6
- ✓ Replaced fountain 1 motor
- ✓ Replaced pool 3HP motor
- ✓ Reserve Study obtained
- ✓ Sycamore and Redbud tree installations in Sec. 4
- ✓ Monument wall mortar repair
- ✓ Landscape improvements at: Musical Court, Cantata Ct, Concerto Ct, Prelude Ct, Sec. 4 Gate Entrance, Cul de sac improvement projects, and Sec 3 bed
- ✓ improvements at Tocata entrance

The Board reported the following goals for the association:

- Social Events
- Tree Maintenance program
- Tennis court bench repairs
- Signage replacement and repairs
- Common area access control system
- Tennis Court electrical repairs

- Installation of a pole light and electrical of the pool parking lot for access for holiday lights
- Dog park enhancements
- Sec. 4 stop sign(s)
- Perimeter wall mortar repairs
- Gilling area improvements
- Lake drains cleaned of debris
- Paint the pavilion
- Windfern entrance landscape renovations
- Cul de sac landscape renovations
- Lake Trail improvements and repairs

RECOGNITION OF COMMUNITY COMMITTEES

The Board thanked all committee members for volunteering and dedicating their time to the Woodwind Lakes community.

MUD 261 UPDATE:

Brady Whitaker provided a MUD 261 update to the community.

COMMITTEE REPORTS

Grounds Committee: Mr. Jay Michaels provided a summary of actions for the Grounds Committee.

Christmas Committee: Ms. Terry Buckner provided a summary of actions for the

Christmas committee and described upcoming 2019 holiday event plans.

Women's Club: Ms. Ann Tatum provided a summary of actions for the Women's Club.

HOMEOWNER FORUM

Homeowners presented their questions and concerns to the Board.

ELECTION OF DIRECTORS

There were three (3) board positions up for election. Three incumbent candidates were willing to serve another term, and one candidate nominated from the floor, Ms. Anne Tatum, were considered for the election. The homeowners present voted Darryl Hackfield, Mendi Stradel, and Kate Weatherford to be re-elected for two-year terms in order by most votes received.

NEXT MEETING DATE

The next meeting of the members of the Association of Woodwind Lakes would be determined.

ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 8:15 p.m.

Date _____

Signature _____