



Windstone Community Association II, Inc.
Board of Directors Meeting
June 6, 2023 @ 6:45 PM
Sugar Grove Fire Station

Call to Order: The meeting was called to order at 6:48 p.m. by President Vivian Porretto.

Board Present: Vivian Porretto President, Susan McKenna Treasurer, Secretary Tim Dyer.

Owners Present: Troy and Janet Meeks, Mike Adams, Laura and Dave Ebert, Jeff and Peggy Jordan, Bea and Charles Reynolds, and Mark Short. Sue Dyer, Accountant.

Approval of Agenda:

On motion by Tim Dyer, second by Susan McKenna, the Board unanimously approved the agenda.

Approval of Board Meeting Minutes of March 7, 2023:

On a motion by Susan McKenna, seconded by Tim Dyer, the Board ratified the unanimously approved March 7, 2023 meeting minutes.

Treasurer's Report:

Financials-Sue Dyer: Sue reported that as of May 31, 2023, there was \$145,600.41 on deposit in the Operating Fund, \$200,000 on deposit in one of two Reserve Funds, and \$155,713.51 in our second Reserve Fund. She also reported we have 97% of our assessments paid, 2% of the membership with a payment plan, and 1% in collections. She also stated the 2020 and 2021 audits were complete and the 2022 audit should be finished by September.

Ratify Terms of Collection Accounts to Attorney:

On a motion by Tim Dyer, and second by Susan M, the Board unanimously approved the terms of collections for the four (4) accounts sent to the attorney.

Approve Accountant's Invoices March 2023 thru May 2023:

On a motion by Susan McKenna and second, by Vivian Porretto, the invoices for our accountant's services were unanimously approved.

Opening of Additional Savings Account:

On a motion by Susan McKenna and second by Tim Dyer the Board unanimously approved the opening of a second savings Reserve Account at First Secure Community Bank. This was done to meet the insurance threshold of the FDIC.

Approval of Financial Report:

On motion by Susan McKenna, second by Vivian Porretto the Board unanimously approved the Financial Report.

Old Business:

Update Denny Multisport Court: Susan McKenna reported she and Tim Dyer did a final inspection of the courts Dave VanderVeen owner of Power Courts. There were two items that needed to be addressed. Said items would be completed within two days. Landscaping is scheduled to complete the area. The gate is not working correctly at times and needs attention. It was noted a group of kids had been caught climbing the fence to enter the court because it was locked.

R&R's Rewrite and Update: Tim Dyer explained the Board has been working together since last year on the updates. We sent the updated version to our attorneys for review. After their review and in accordance with our governing documents, we sent the updated version to the membership for review. We received 24 comments. We reviewed the comments and decided what could be used based on the first review from our attorney. This final was reviewed again by the attorney. We finalized the Rules and Regulations with consideration of all comments.

Vivian asked if there was a motion on the table, but a question was presented by Jeff Jordan, a member of the audience. The motion was interrupted at this point.

He asked if the membership would be able to comment on the Rules and Regulations before the vote. Susan McKenna said at the Homeowners Open Forum he would be able to make comments. He gave his opinion on the \$500 fine that would now be assessed for damage to the buffer and was asking why it was so high compared to other fines. He also stated that fines of this sort are usually for builders' violations.

Jeff stated he feels the fine seems to be excessive and is geared to a certain area of people.

Susan M then asked him to stop and stated she thought he had crossed over the line. She said he could wait for the open forum to make any additional comments. Susan continued and asked for a motion to approve the new Rules and Regulations. Tim Dyer said he already motioned. A second was offered, but Vivian P. suggested maybe we should let people make a comment if they want to before we approve them as it doesn't mean we have to change them.

Jeff said he would wait for the forum, but just wanted to make sure his comments were in the minutes. Vivian allowed the Homeowner Open Forum to begin out of order.

Laura Ebert asked how there was a way to know of the changes. She knew of the attachment but asked if the final we were voting was sent out to the membership. Tim D. said it was not, but the draft was put on the website. He further explained a member offered to run a copy with the differences highlighted. In all we had the draft on the website, the draft with the noted changes highlighted which had all been available on the website. Anyone could go on the website and see the differences. Dave Ebert asked why didn't (we) see the final on the website. Susan commented everyone had technically seen the final, no changes were made after the post. Another question was does the membership approve the updated R&R's or is it the Board. The Board was the answer which is why it is sent out to the membership for 30 days prior to approval. If there was a majority asking about one topic it would be given further review. We did not get that feedback. Tim went on to give several examples of the small number of changes. He also stated what appears in our Covenants cannot be updated without 75% of the membership. Susan explained it was more of a clarification of the Covenants.

On a motion by Tim Dyer and second by Susan McKenna, the Board unanimously approved the ratification of the Rules and Regulations.

2021 and 2022 Audit Update: Susan stated Sue Dyer had already reported about the audit and it was remarkable all audits have been brought to date and 2022 is on schedule.

Violations Report: Tim Dyer reported there were 26 violations. All are based on the R&R's and most are courtesy notices. He briefly explained the process. He stated there is an 18-month window for violation reset and the reason we do not have 12 months is so people don't take advantage.

DMRC Report: Susan reported there were 14 requests, 1 non-approval, and one no completion.

New Business:

American Tree and Turf Proposal -Tennis courts. A proposal for \$3,879.00 was for landscaping at the Windstone and Denny courts. Clean-up of the spillway was included. This was part of the 2023 Capital Budget. Also, \$8,900 was also in the budget for mulch of the entire Association.

On a motion by Susan McKenna and second by Tim Dyer the Board unanimously approved the proposal.

Signage for the Buffer: A proposal from Sign FX of \$1,332.00 for the signs, posts and installation.

On a motion by Tim Dyer and second by Vivian the Board unanimously approved the proposal from Sign FX.

Signage for Tennis Courts: Four (4) new signs, two for each court are needed. Susan McKenna is working on a proposal.

Reserve Study: Susan McKenna explained she has contacted Waldman and Associates and two other companies that have yet to respond. Waldman was the last company to do a study in 2018.

Homeowner Forum: Sue Dyer mentioned the code for our tennis courts has been put out on the internet and what can we do about it. Tim Dyer answered we may change the code if needed. Also discussed was a new gate lock or a scan-type card for the membership. Security was discussed for the next 7 minutes with many ideas mentioned.

Member Mark Short thanked us for our volunteer work. He asked about fencing and if it were true a 75% majority was needed to make changes. It was confirmed. Also discussed was the original concept for the Windstone Subdivision.

Jeff and Peggy Jordan expressed their great displeasure with the buffer's stewardship program. Again they reiterated their unhappiness with the new fines for damage to the buffer. For the next twenty- two (22) minutes a difference of opinion was expressed to the Board about the necessity of the buffer and their reasons it should not be in place. Possible solutions were discussed.

Member Janet Meeks gave information about the playground and wanted to let us know used equipment was not allowed to be repurposed. She asked if the Board was still thinking of moving forward with any plans and if they would be handicapped accessible. Susan McKenna said it could still be something for the future.

Recess to Executive Session Closed Session:

On motion by Susan and second by Vivian, the meeting was adjourned to executive session at 8:35 PM.

Reconvene Meeting:

On motion by Tim Dyer and second by Susan McKenna, the Board meeting was reconvened at 9:45 PM.

Adjourn Meeting:

On motion by Tim Dyer and second by Vivian Porretto the Board meeting was adjourned at 9:50 PM.

Respectfully submitted,
Tim Dyer
Secretary