

Windstone Community Association II Inc.
Annual Meeting
September 13, 2022 6:45 P.M.
Sugar Grove Fire Station

Call Annual Meeting to Order: The Annual Meeting was called to order @ 6:45 p.m. by President Vivian Porretto.

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

Homeowners Present: Peter Rives, Sulema Galindo and Denise and Steven Boyd.

Approval of Agenda: On motion by Tim Dyer and second by Susan McKenna the Board unanimously approved the agenda.

Names of Candidates:

- No Candidate Applicants

Election of Officers:

- No Candidate Applicants

Adjourn Meeting:

- On motion by Tim Dyer, second by Susan McKenna, the Board unanimously approved to adjourn the meeting @ 6:49 p.m.

Respectfully submitted,

Susan McKenna
Secretary

Windstone Community Association II Inc.
Board of Directors Meeting
September 13, 2022
Sugar Grove Fire Station

Call to Order: The meeting was called to order at 6:50 p.m. by President Vivian Porretto.

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

Owners Present: Troy Jorgensen, Janet Meeks, Sulema Galindo, Peter Rives and Steven and Denise Boyd.

Approval of Agenda:

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

Approval of Board Meeting Minutes of June 14, 2022:

- On motion by Tim Dyer, second by Susan McKenna, the Board unanimously approved the June 14, 2022 meeting minutes.

Treasurer's Report: -

Financials: Sue Dyer

All financial reports and history of accounts from Northwest Property Management from February 2021 through March 2022 have been reconciled. There was an infinitesimal amount of discrepancy that would not warrant any further action. Two bank accounts, (an operating account and a reserve account), that remained open with Enterprise Bank will now be closed. The A/R Aging Summary Report as of August 31, 2022 shows only 7 accounts needed to be referred to collections.

- On motion by Vivian Porretto second by Susan McKenna, the Board unanimously approved closing the accounts and moving their monies respectively to the Windstone Community Association II accounts.
- On motion by Susan McKenna, second by Tim Dyer, the Board unanimously approved the Financial Report.

Old Business

a. Ratify Tennis Court Proposal: The proposal that was tabled until June 24th, was corrected.

- On motion by Susan McKenna, second by Tim Dyer, the Board unanimously approved the proposal from Power Courts for \$59,118.

b. Update on Lake/Spillway Cleanup and Repair:

i. Pizzo has completed the remediation of invasive species in the spillway and the waterflow has improved.

ii. G Snow and Sons has been contacted and will be giving a new start date. The Local Union 150 of Operating Engineers strike is over, but unfortunately has greatly affected the start and completion dates of this project.

DMRC Applications: Susan McKenna

Susan reported there were nine (9) DMRC applications from June - August. Eight (8) were approved and one (1) is pending. Of the nine one (1) is a new home build. It was reaffirmed to the membership that an application is absolutely required for any and all alterations and modifications. The only exclusions being for those without any structural or design change.

Violations: Tim Dyer

Tim reported there were thirty (30) violations in the last three (3) months. He briefly explained the violation format.

Homes Sold: Vivian Porretto

Vivian reported there have been ten (10) homes sold from January - August.

Homeowner Forum: A homeowner from the audience touched on several points from the agenda and also wanted more information about the storage of our documents, completion of sidewalks, mowing of the walking path, garage sale date. A new survey was suggested, but the scope is undetermined at this time.

The Board extended appreciation of the offer to help move said documents once they are in order. Susan McKenna will be the liaison for information about the completion of sidewalks when it is obtained.

Based on the completion of the lake/spillway repairs, information will be shared for a start date for the mowing of the walking path. A Garage Sale date will be listed in the next Newsletter. It has been established but missed the last newsletter.

Adjourn to Executive Session:

- On motion by Susan McKenna second by Vivian Porretto, the Board unanimously approved to adjourn to Executive Session at 7:45 pm.

The Board heard three (3) DMRC Violations.

- On motion by Susan McKenna, second by Tim Dyer, the Board unanimously adjourned the Executive Session at 8:31 pm and reconvened to the regular meeting.

Adjourn Board Meeting: At 8:39 p.m on motion by Vivian Porretto, seconded by Tim Dyer it was unanimously approved to adjourn the Board meeting.

Respectfully submitted,

Susan McKenna
Secretary