

Windy Ridge Meeting Minutes

February 28, 2022

7p

- I. The meeting was called to order by Elizabeth at 7p.
- II. Attendees: Elizabeth Higson, Susan Keller, Melissa Banno, with Tonya on phone.
- III. Motion was made by Elizabeth to approve the December minutes, seconded by Susan. Voting unanimous to accept January 2021 Annual meeting minutes approved by membership.
- IV. Motion was made by Susan and seconded by Elizabeth to approve December and January financial reports after discussion. Voting unanimous to accept.
- V. Open issues
 - a) Annual budget passed by membership
 - b) Report on resurvey of Tucker property line has not been completed
 - c) Sealant on new existing fences was completed. We are in the queue for next series of fence to be completed
- VI. New business

Tonya will send out a newsletter to homeowners addressing Christmas decorations still on common grounds, car washing prohibition in parking lots, and the offer of a free piano.
- VII. The meeting was adjourned at 7:20p.

Respectively submitted by Susan Keller

Windy Ridge HOA

Meeting Minutes

April 25, 2022

- I. The meeting was called to order at 7:10pm with Elizabeth, Melody, Melissa, Stephen, and Susan present. Tonya on phone. A homeowner joined the meeting midpoint.
- II. Elizabeth made the motion to approve the February minutes, seconded by Melody with unanimous approval
- III. Elizabeth made the motion to approve the February Financials, seconded by Melody with unanimous approval. March financials were not received prior to the meeting for consideration
 - a) Update: Windy Ridge covenants permit a 6% dues late fee (\$10.50)
 - b) Following a change in the Federal Fair Debt Collection Act, liens will now be placed after 4 months of delinquency instead of 3
- IV. Open issues
 - a) Tonya reported that the cost of fence replacement per unit has increased as lumber prices have continued to remain high. The consensus is to proceed with the planned fence project as already voted on when the contractor can plan the work. Regular building maintenance is delayed until the fall. We ask, when the clubhouse is rented, that the furniture and set up be returned to how it is when first received.
 - b) The report on resurvey of Tucker property border did not include the section where the broken fence occurred so Tonya has sent an email to the surveyor.
 - c) Cable contract is being followed up by Stephen
 - d) The clubhouse breaker for outside outlets has been turned off due to the need to insulate outlets and check wiring. (Item has been added to Fall planning agenda)
- V. New business
 - a) Minor changes were required to our Rules and Regulation with the change of management companies. Elizabeth made the motion to approve the updated Rules and Regulations, seconded by Melody with unanimous approval.
 - b) We have had two occurrences of inappropriate disposal of oil next to dumpsters. This is a biohazard, and we expect our members to adhere to safety for our

community. Changing the oil on our property is prohibited for that reason. Proper disposal of noxious material is the member's responsibility.

- c) Gutter maintenance is a major expense and drain on the Windy Ridge budget. Members should be aware that during the building maintenance rotation gutters are inspected and at that time, quotes are obtained for the work.

VI. Adjournment at 2000

Submitted by Susan Keller

Windy Ridge HOA Minutes

June 27, 2022

7p

- I. Elizabeth called the meeting to order at 7pm.
- II. Attendees: Elizabeth Higson, Melody Kissinger, Melissa Banno, and Susan Keller
- III. Elizabeth made the Motion to Approve the April minutes. Seconded by Melody with unanimous approval
- IV. Melody made the Motion to Approve the March, April and May financials. Seconded by Susan with unanimous approval
- V. Open issues
 - a) We remain in the queue for restarting fences. Elizabeth is getting additional quotes due to the delay. It was decided to move up the building maintenance if possible.
 - b) Elizabeth made the Motion to approve the replacement of downed Tucker fence. Seconded by Melody with unanimous approval
 - c) A special meeting will be scheduled to discuss the Cable contract
 - d) Renewal of CD is on June 30th. Steven had sent the details in his absence. We will communicate with RPM to transfer an additional amount to the CD to build up our savings.
- VI. New business
 - a) Clubhouse Use and cleanup of charcoal grills was tabled until discussion with Tonya. It is the consensus of the group that no grills should be allowed at the clubhouse
 - b) The garden plans for a homeowner were approved. Reminder to homeowners, homeowners should not plant invasive plants in the beds. Also please be aware that our landscaping contractor will not pull tree saplings from the grounds. Please help avoid the cost and damage should trees become established in cement cracks or next to air conditioning.
- VII. Adjournment at 7:55P.

Windy Ridge HOA

Minutes

October 24, 2022

7pm

- I. The meeting was called to order by Elizabeth at 7:04p
- II. Present: Elizabeth Higson, Melody Kissinger, Melissa Banno, Stephen Natale, and Susan Keller
- III. Elizabeth made a motion to approve August minutes which was seconded by Melody and unanimously approved.
- IV. The motion to approve the August financials was tabled since a question of credit on the cable bill exists without the September financials.
- V. Open issues
 - a) Managers' report: Clubhouse air condition condenser motor replaced, building 9-14 roofs and gutters cleaned, unit 20 roof repaired, clubhouse carpet cleaned, fences revised units 27-34, estimate obtained for unit 21-26 fences, maintenance completed for units 49-54.
 - b) A new cable contract was signed with Optimum (formally Suddenlink) with a small savings in monthly amount, 50% reduction in future additions due to Bulk Service fees.
 - c) Motion was made by Elizabeth to approve the revision to parking on common ground rule, seconded by Melody with unanimous approval. Clarification of the type of trucks NOT allowed in parking spaces was made. Container trucks are not allowed.
 - d) Leaking joints of drainpipe coming out of drainage box inner corner of clubhouse parking lot tabled until 2023
- VI. New business
 - a) We are fortunate to have a volunteer who has studied forestry at NC State and has walked our grounds to assess the health of our trees. The results of this are two phases. He will volunteer to cut down some trees (grew from seedlings) which are too close to homes. The remaining phase will be a part of planning for 2023.

b) Reminder: No yard sales on common ground unless arranged by HOA

c) The Hanging of the Greens will be 9a on November 26th.

Adjournment

Windy Ridge HOA December Minutes

December 19, 2022

7p

- I. The meeting was called to order by Elizabeth at 7pm
- II. Present: Elizabeth Higson, Melody Kissinger, Melissa Banno, Susan Keller, and Tonya Jones by phone
- III. Elizabeth made the motion to approve both the October regular meeting minutes and the November planning minutes. Seconded by Melody with Unanimous approval
- IV. Elizabeth made the motion to approve the August, September and October financials after Tonya reported that the cable fee omission by Suddenlink had been found and corrected by them. Seconded by Melody with Unanimous approval.
- V. Open issues
 - a) Management report: Unit 55-62 maintenance is in progress, Dead trees and shaping completed, Clubhouse ceiling repair along with plumbing has been completed following the squirrel damage, Clubhouse wiring for outlets has been completed along with safety check of wiring in the attic, Clubhouse kitchen sink leak has been corrected along with wall insulation improved. Tonya reported that 10 homeowners have expressed interest in cable.
 - b) Clubhouse Drainpipe 2nd estimate is being sought by Rocky
 - c) Next fence (Unit 9-14, 42-48) and building (Unit 63-68) rotation timetable will be decided at the beginning of the new year
 - d) With the notification of a fee increase by Doc Moore, Tonya suggested that we change to Othos for both pest and termite control. Discussion followed. Motion made by Elizabeth to make the change, seconded by Melody. Motion passed.
 - e) 2023 budget motion was held until the new savings for the pest control are factored into the budget. The Board will vote by email so the January Annual meeting vote can proceed on time.

VI. New Business

- a) Motion to seal new fences will be decided at the beginning of the new year
- b) To ensure that all homeowners understand the Ground Maintenance rules and regulations, Susan presented new wording to the Rule. Please note that NO attachments to the exterior of the buildings or the gutters should be used to support plants or other items. Without written Board approval for what a homeowner wishes to plant, the HOA has the final decision on what is planted in the front beds or on common ground.
- c) The Annual meeting will be held by Go to Meet on January 30 at 7p
- d) 2023 HOA meeting schedule. 2/28, 4/25, 6/27, 8/29, 10/24, 12/19
(underline/Tonya attends)

VII. Adjournment