

**Windy Ridge Homeowners Association
Board of Directors Meeting
February 27, 2024**

HOA Windy Ridge (WR) President Elizabeth Higson called the meeting to order at 7:07 pm. Board members present included Melody Kissinger, Melissa Banno, Mona Joyner and Carlos Beltran. Board Members absent were Stephen Natale and Marty Welch.

A motion was made by Elizabeth, seconded by Melody, and unanimously carried to approve the WR December 2023 minutes. These will be forwarded to the property manager for posting on the WR HOA web page maintained by Russell Property Management.

Financials for December 2023 and January 2024 were reviewed, motion made by Elizabeth, seconded by Mona and unanimously accepted. Highlights of WR's finances include the following. A motion was made by Elizabeth, seconded by Melissa, and unanimously approved to put \$500.00 into WR escrow CD account.

	<u>Dec. 2023</u>	<u>Jan. 2024</u>
Operating Account	\$55,942.90	\$62,912.30
Escrow Account	\$15,627.14	\$15,627.14
Delinquent Accounts	\$ 8,927.51	\$ 9,904.19
Capital Improvements	<u>Year 2023</u>	<u>Jan. 2024</u>
Budgeted projects	\$ 70,000.00	\$75,138.00
Spent year to date	\$100,968.08	\$ 2,819.00

Discussion ensued about the raising balance in delinquent accounts, status of scheduling of the next fencing project and building maintenance, along with HOA due status column on the HOA member List. Melody will follow up with property manager by email and report back to the Board.

The meeting adjourned at 7:22 pm.

**Windy Ridge Homeowners Association
Board of Directors Meeting
April 30, 2024**

HOA Windy Ridge (WR) President Elizabeth Higson called the meeting to order at 7:05 pm. Board members present included Stephen Natale, Melody Kissinger, Melissa Banno, Mona Joyner and Marty Welch with Carlos Beltran being absent.

A motion was made by Melissa, seconded by Elizabeth, and unanimously carried to approve the WR February 2024 minutes. These will be forwarded to the property manager for posting on the WR HOA web page maintained by Russell Property Management.

Financials for February 2024 and March 2024 were reviewed, motion made by Melody, seconded by Elizabeth, and unanimously accepted. Highlights of WR's finances include the following.

	<u>Feb. 2024</u>	<u>March 2024</u>
Operating Account	\$72,670.89	\$80,443.18
Escrow Account	\$15,627.14	\$16,627.14
Delinquent Accounts	\$11,305.08	\$13,144.98
Capital Improvements	<u>Feb. 2024</u>	<u>March 2024</u>
Budgeted projects	\$ 70,000.00	\$75,138.00
Spent year to date	\$ 2,819.00	\$ 4,109.00

Discussion ensued about the raising balance in delinquent accounts and the board requested Freedom to follow up with homeowners prior to turning delinquent HOA dues over to the attorney for legal action. Fence replacements in units 49-54 have been completed so a motion was made by Melody, seconded by Stephen, and unanimously approved by the board to proceed with the fence replacement in units 55-62 with Seegars Fence Company in the amount of \$20,920.00. Building maintenance for 2024 include units 15-20, 36-41 and 42-28.

Work continues on the 14th Street extension project with right of way acquisitions to begin this summer. Quotes have been received for the replacement of two brick entrance signs, bronze plaques, and plants and trees.

The meeting adjourned at 7:55 pm.

**Windy Ridge Homeowners Association
Board of Directors Meeting
June 25, 2024**

Windy Ridge (WR) Homeowners Association President Elizabeth Higson called the meeting to order at 7:12 pm. Board members present also included Carlos Beltran, Melody Kissinger, Melissa Banno, Mona Joyner and Marty Welch, with Stephen Natale being absent. Property manager Freedom Edmundson was in attendance.

A motion was made by Elizabeth, seconded by Marty, and unanimously carried to approve the WR April 2024 minutes. These will be forwarded to the property manager for posting to the WR HOA web page maintained by Russell Property Management.

Financials for April 2024 and May 2024 were reviewed and highlights of WR's finances include the following.

	<u>April 2024</u>	<u>May 2024</u>
Operating Account	\$66,419.95	\$76,961.14
Escrow Account	\$16,627.14	\$16,627.14
Delinquent Accounts	\$13,410.41	\$15,696.06
Capital Improvements		
Budgeted for this year		\$75,138.00
Spent through May 2024		\$22,503.00

Delinquent accounts are at \$15,696.06 and several accounts have been turned over to the attorney for legal action. Fence replacements in units 55-62 have been completed with units 63-68 to be started by the end of summer. Building maintenance for 15-20 will start soon, with one unit paying extra for a color change in shutters/front door. Gutter work will resume, Elizabeth will identify the units needing updates, and forward a list to Freedom to obtain bids. Several mature trees have been identified as possibly needing removal and if the budget allows will be completed this year.

Work continues on the 14th Street extension project with right of way acquisitions to begin later this year. Updated map of the project to be posted soon to the DOT website.

The meeting adjourned at 7:43 pm.