Windy Ridge Homeowners Association
Board of Directors Meeting
February 24, 2026

Windy Ridge (WR) Homeowners Association President Elizabeth Higson called the meeting to order at 7:05 pm. Other board members present included Carlos Beltran, Mona Joyner, Melody Kissinger, Stephen Natale and Marty Welch.

A motion was made by Elizabeth, seconded by Stephen, and unanimously carried to approve the WR December 2025 minutes. Financial highlights for December 2025 and January 2026 are listed below.

	December 2025	January 2026
Operating Account	$ 22,305.82	$ 25,327.13
CD Account	$ 19,502.81	$ 19,502.81
Delinquent Accounts	$ 10,451.50	$ 10,614.97
Capital Improvements		
Budgeted for the year	$111,025.00	$ 70,567.00
Spent YTD	$122,087.83	$ 2,975.00

Completed Work Projects – The dumpster located between units 15 and 20 has been replaced as well as repair work on several decks and outside units.

14th Street Extension – Proposed offer of the common space located at the front of 14th Street is at the attorney's office for review and recommendation. There will need to be a vote by the homeowners of at least 82 homeowners or 80% to agree to sell the common area.

Delinquent Accounts – The balance due has raised significantly in the last twelve months with the lowest being $1,587.56 to the present balance of $10,614.97. Some of the delinquency is due to the change in software effective October that required homeowners who were paying by automatic draft to submit a new authorization form. Freedom will follow up with an updated list of homeowners who still need to complete a new form.

Budget – The 2026 budget was approved by homeowners written ballots, and the highlights include estimated annual income of $220,500.00, estimated recurring annual expenses of $127,160.00 and capital projects/improvements of $70,567.00.

Board Reappointments – Also approved by homeowners written ballots were the board reappointments for Elizabeth Higson and Stephen Natale for a three-year term (2026-2029), Melissa Banno and Mona Joyner for a two-year term (2026-2028), and Carlos Beltran and Marty Welch for one-year term (2026-2027). These terms were staggered to eliminate a majority of the board members from retiring at the same time.

Annual Officers – In accordance with bylaws, board officers are appointed annually for a one-year term at the first board meeting following the annual members meeting. The current board officers agreed to serve another term.

A motion was made by Carlos, seconded by Marty, and unanimously approved to reappoint Elizabeth as President, Stephen as Vice President and Melody as Secretary/Treasurer for one year effective immediately.

Upcoming Work Projects – The following capital projects were reviewed and recommended for approval by Elizabeth, seconded by Marty, and unanimously approved, in the following order and subject to available funds:

(1) The concrete repair work in the parking lot by units 77/78 in the amount of $5,600.00 by Jeres Concrete
(2) The building maintenance on unit 35 (Clubhouse) in the amount of $2,400.00 by PDB Improvements & Repairs LLC
(3) The building maintenance on units 1-8 in the amount of $9,875.00 by Neal Williams Siding & Windows Home Improvement

The next board meeting will be April 28. The meeting adjourned at 7:40 pm.

Respectfully submitted,

Melody Kissinger
Secretary/Treasurer

Windy Ridge Homeowners Association
Board of Directors Meeting
April 28, 2026

Windy Ridge (WR) Homeowners Association President Elizabeth Higson called the meeting to order at 7:00 pm. Other board members present included Melissa Banno, Mona Joyner, Melody Kissinger, Stephen Natale, Tim Stankiewicz and Marty Welch. Property Manager Freedom Edmundson was also in attendance.

A motion was made by Elizabeth, seconded by Stephen, and unanimously carried to approve the WR February 2026 minutes. Financial highlights for February 2026 and March 2026 are listed below.

	February 2026	March 2026
Operating Account	$ 32,174.27	$ 44,729.28
CD Account	$ 19,502.81	$ 19,502.81
Delinquent Accounts	$ 10,154.21	$ 5,132.54
Capital Improvements		
Budgeted for the year		$ 70,567.00
Spent YTD		$ 7,660.95

Delinquent Accounts – The delinquent accounts balance has lower significantly by nearly 50% due to the efforts of our property manager. One account is presently with the attorney's office for collections with another one in the process of being sent to the attorney.

14th Street Extension – The attorney handling WR's negotiation with the DOT was unable to participate in tonight's board meeting to give update on the legal process and timelines. Therefore, Freedom requested the Board forward any questions to her so that she can forward them to the attorney to respond.

Completed Work Projects – Exterior building maintenance on Unit 35 has been completed along with new back porch columns.

Upcoming Work Projects –

a) Waiting to get completed vendor forms from Jeres Concrete to do the parking lot repair work near units 77/78/79.

b) Exterior building maintenance on Units 1-8 is scheduled for May 15 by Neal Williams, including repair on fascia boards and roof for Unit 5.

c) Repaint portions of front and side peeling sections on Unit 81 by Neal Williams in the very near future.

d) Seagers is working on scheduling fences for 85-100 for the months of June/July/August.

Future Projects –

a) With the cable contract renewing in 2027, there will be a survey this summer to get feedback from homeowners on current services. With cable being the second highest expense after capital improvements, consideration needs to be given as to how sustainable it is to continue this expense in addition to if these funds could possibly be allocated to offset potential capital improvement assessments.

b) With high costs of deck replacements well beyond $60,000 for five decks, current plan is for decks on Units 102-106 to be pressure washed and sealed. Trees in those areas will also need to be removed.

c) Roof replacements bids are being requested with Units 1-8, 15-20, 27-34, 36-41 and 49-54 being in the first phase to be replaced. Roof replacements will be a multi-year project over multiple phases, and with rising construction costs will be WR's most expensive capital project to date. Discussion is also underway about the mansard roofs being replaced with vinyl.

Homeowner's Requests – Tim made several requests on behalf of homeowners. Unit 60 is requesting a door color change and Elizabeth provided several possible color picks. Unit 61 is requesting a new outside dryer vent be installed; the board agreed this is the responsibility of the homeowners and not the HOA. Lastly, Unit 62 is requesting a new lock on their back fence gate; since the same gate locks are being used throughout the community, a different lock would not be in line with the current fence installation, so this request was denied.

The next board meeting will be June 30. The meeting adjourned at 8:02 pm.

Respectfully submitted,

Melody Kissinger
Secretary/Treasurer

Windy Ridge Homeowners Association
Board of Directors Meeting
June 30, 2026

Windy Ridge (WR) Homeowners Association President Elizabeth Higson called the meeting to order at 7:02 pm. Other board members present included Melissa Banno, Carlos Beltran, Mona Joyner, Melody Kissinger, Stephen Natale, Tim Stankiewicz and Marty Welch.

A motion was made by Elizabeth, seconded by Stephen, and unanimously carried to approve the WR April 2026 minutes and to accept the WR April and May 2026 financial reports. Financial highlights for April and May 2026 are listed below.

	April 2026	May 2026
Operating Account	$ 52,889.38	$ 43,365.76
CD Account	$ 19,502.81	$ 19,502.81
Delinquent Accounts	$ 5,135.39	$ 5,622.75
Capital Improvements		
Budgeted for the year		$ 70,567.00
Spent YTD		$ 26,245.73

14th Street Extension – A check in the amount of $22,125 was received for the portion of WR's common area from Tucker Estates to Barnes Street needed for the DOT roadway expansion. It has been deposited into the operating account and will be designated on the income statement as the DOT Project.

Completed Work Projects –

a) Building maintenance on units 1-8
b) Concrete paving repair work in front of units 77-79
c) Repainted portions of front/side of Unit 81's second story

Upcoming Work Projects –

a) Seagers is working on scheduling fences for units 85-100 for the months of August through September, quote is $40,502.
b) Dumpster by Unit 106 is on backorder by the City and will be replaced as soon as possible, with no charge on this replacement.

Anticipated Work Projects – (by end of calendar year, conditional on available funds)

a) Decks/railings repair for units 102-106 in the amount of $4,000
b) Trees removed from units 105 and 106 in the amount of $10,000
c) Paving lot concrete repair work between units 94-95 (21' x 40' section) totaling $13,500
d) Pine straw in the amount of $6,200

Future Projects –

Cable contract will be expiring September 30, 2027 and a proposal has been received by Optimum. Discussion ensued and the consensus was to hold several town halls in the Fall for WR residents to be made aware of the upcoming roof replacement costs, possible ways to fund

the roof project, and to consider ways to reduce the standard operating expenses with the biggest expense being cable.

Roof replacements will be the next major capital improvement with units 1-8, 15-20, 27-34, 36-41 and 50-54 being the first to be replaced. The three buildings facing 14th Street will be in the first round of replacements. The operating account will need to be supplemented in order to fund roof replacements. Additional funding sources include increasing HOA dues and/or special assessments, both of which are allowed by WR's bylaws.

Homeowner's Requests

A request was made to reopen the tennis courts/community area which has been closed since last December due to noncompliance by pet owners of pet waste clean up. The Board unanimously voted to keep the tennis courts/community area locked.

The next board meeting will be on August 25. The meeting adjourned at 7:36 pm.

Respectfully submitted,

Melody Kissinger
Secretary/Treasurer

Windy Ridge Homeowners Association
Board of Directors Meeting
August 25, 2026

Windy Ridge (WR) Homeowners Association President Elizabeth Higson called the meeting to order at 7:00 pm. Other board members present included Carlos Beltran, Mona Joyner, Melody Kissinger, Tim Stankiewicz and Marty Welch. Property manager Freedom Edmundson was also in attendance.

A motion was made by Elizabeth, seconded by Mona, and unanimously carried to approve the WR June 2026 minutes. A motion was made by Elizabeth, seconded by Tim, and unanimously carried to accept the WR June and July 2026 financial reports. Freedom reported Units [redacted], [redacted], [redacted] and [redacted] were in demand status with Unit [redacted] filing for bankruptcy.

Financial highlights for June and July 2026 are listed below.

	June 2026	July 2026
Operating Account	$ 66,425.80 *	$ 71,741.21 *
CD Account	$ 19,864.28	$ 19,864.28
Delinquent Accounts	$ 6,437.25	$ 6,752.76
Capital Improvements		
Budgeted for the year		$ 70,567.00
Spent YTD		$ 36,550.73

** $22,100 pertains to DOT Project*

14th Street Extension – Freedom is waiting on update from attorney handling WR's settlement offer of the common space for this project.

Completed Work Projects –

a) Clean out of gutters on eight buildings
b) General building maintenance (homeowners' reported issues)
c) Clean up of fallen limbs

Upcoming Work Projects –

a) Seegers will be installing new fences for units 85-100, Freedom anticipates having updated start date soon. Quote is $40,502.
b) Dumpster by Unit 106 is on backorder by the City and will be replaced as soon as possible, with no charge on this replacement.
c) Recent building maintenance on Units 1-8 resulted in an undesired finish, namely peeling paint. Freedom will follow up with Neal Williams to get these items resolved.
d) Several trees need to be removed as soon as the budget allows due to continual falling limbs or disease. This includes a pine tree near the dumpster at the intersection of Barnes/Scott Streets and a maple tree behind unit 63. In addition, two unappealing stumps need to be removed (by units 75 and 88). A motion was made by Elizabeth, seconded by Marty, and unanimously carried to approve Steve Wingate DBA

Appearance Improvement to remove the two trees and two stumps for the quoted amount of $1,725.

Anticipated Work Projects – (by end of calendar year, conditional on available funds)

a) Decks/railings repair for units 102-106 in the amount of $4,000
b) Paving lot concrete repair work between units 94-95 (21' x 40' section) totaling $13,500 needs to be completed before any parking lot renovations
c) Sealcoating, crack filling, and striping of parking lots in the amount of $30,950

Future Projects –

Future of Tennis Court – Discussion ensued about demolition of the tennis court due to its current condition. This area had also been designated as a community area for children to play and residents to exercise their dogs; however, dog poop was not being removed so the tennis courts were padlocked. Freedom will send someone out to cut the weeds down. In 2018 when the pool was removed, a quote of $10,000 was received to demo the tennis courts. The Board agreed roof replacements were a priority capital improvement.

Optimum Cable – Contract expires September 30, 2027, and a proposal has been received by Optimum. Discussion ensued and the consensus was to send out a survey in October to the homeowners to provide feedback. Tim and Melody will work on survey questions.

Clubhouse Kitchen Window – The window needs to be replaced. If funds allow, this could be accomplished by the end of the year.

Roof Replacements – The three buildings facing 14th Street (units 1-8, 15-20, 36-41) will be first followed by units 27-34 and 49-54. Funding sources for these replacements include special assessments, HOA fee increases, and consideration of reducing ongoing operating expenses, all of which require member voting.

The next board meeting will be on October 27. The meeting adjourned at 7:40 pm.

Respectfully submitted,

Melody Kissinger
Secretary/Treasurer