

**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.