

**Wind Ridge Estates Phase I and II HOA
Annual Membership Meeting Minutes
April 22 2017**

**Mountain Creek Library
6102 Mountain Creek Parkway, Dallas**

The meeting was called to order by President Stephen Cumming at 10:30 AM. A total of 24 homeowners were present, consisting of 19 homeowners in person and 5 homeowners by proxy. This represented a quorum for the 168 homeowners in the Wind Ridge Estates Phase I and II HOA. The HOA provided light refreshments for the attendees.

1. Opening remarks - Mr. Cumming opened the meeting with a brief introduction of himself and each of the current Board members. He then reviewed the packet distributed to attendees (current financials, ballot for Board election, minutes from last year's annual meeting)
2. Board election
 - a) Two seats on the Board were up for election.
 - b) The floor was opened for nominations and Ed Givens was nominated.
 - c) Current Board member Deborah Henry was also nominated.
 - d) Nominations were closed as there were no additional nominations.
 - e) Because there were two nominations for the two openings, a motion was made to elect both nominees by a simple show of hands. The motion was approved unanimously. Our new Board members are Deborah Henry and Ed Givens.
3. Door Prize #1 was drawn and awarded to Deborah Ban, 8348 Crystalwood: **\$25**
4. Review of 2016 Financial Report

There was a discussion of the amount budgeted for the Christmas decorations. Mr. Cumming discussed the process the board used to select the vendor and explained that the board will be getting additional quotations earlier this year. The vendor used last year was disappointing. A concern was expressed that the board was not getting enough interest on its bank funds. The board will explore with Cornerstone to see if there are other options.
5. Committee Review – each Committee's responsibilities were briefly described
 - a) Architectural Review – volunteers were solicited to assist Vern Sterba.
 - b) Christmas Decorating – volunteers were solicited to assist Brenda Arnold
 - c) Landscaping – Rickie Budnek agreed to continue chairing this committee.
 - d) Neighborhood Safety Patrol – volunteers solicited – no one volunteered.
 - e) Yard of the Month – Brenda Arnold chairs this committee. No volunteers.

6. Recap of 2016 Board Accomplishments
 - a) Annual Garage Sale held on October 10.
 - b) Sponsored Fourth Annual Holiday Decorating Contest.
 - c) Replaced damaged trees along Eagle Ford.
 - d) Repaired damaged perimeter fence sections.
 - e) Filed suits against several delinquent homeowners.
7. Door Prize #2 was drawn and awarded to Steven Boedeker, 6140 Lake Vista: **\$50**
8. Mountain Creek Neighborhood Alliance (MCNA) Update
Vern Sterba reviewed the Mountain Creek neighborhood opposition to the planned construction of warehouses along Mountain Creek Parkway between I-20 and Camp Wisdom Road. Meetings between MCNA and the developer led to some major concessions by the developer in order to get the revised zoning. The resulting zoning application was approved by the city council this past year.
9. Door Prize #3 was drawn and awarded to Johnny Nelson, 6003 Lake Vista: **\$100**
10. General Discussion
Frustration was expressed about several chronic violations such as the house who built a parking lot over their front lawn and another house with a failing fence and retaining wall. Attendees were assured these properties were known to the HOA board and were being handled in accordance with the HOA's enforcement policies and procedures. Other owners asked if we could be listed as a "No Solicitation" neighborhood or if we could install speed bumps to slow speeders. Another owner suggested we start a "Help a Neighbor" program to assist owners who cannot properly maintain their homes by volunteering to work to correct the problems, such as house painting. The board will check into possible options for Wind Ridge.

The meeting was adjourned at 12:07 PM.

Respectfully submitted,

Vern Sterba

Vern Sterba
Board Secretary for Wind Ridge Estates Home Owners Association