

**Wind Ridge Estates Phases I and II HOA
Annual Membership Meeting Minutes
April 21, 2018**

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

The meeting was called to order by President Bruce Budnek at 10:32 AM. A total of 19 homeowners were present, consisting of 18 homeowners in person and 1 homeowner by proxy. This represented a quorum for the 169 homeowners in the Wind Ridge Estates Phase I and II HOA. The HOA provided light refreshments for the attendees.

- 1. Opening remarks** – President Budnek opened the meeting with a brief introduction of himself and each of the current Board members all of whom were present. He then briefly reviewed the packet distributed to attendees (agenda, 2017 annual financials, ballot for Board election and minutes from the 2017 annual meeting).

- 2. Board election**
 - a) Three seats on the Board were up for election.
 - b) Three current Board Directors were preprinted on the ballot as they had previously entered their name in nomination for reelection.
 - c) The floor was opened for nominations and Melvin Stallworth was nominated.
 - d) Nominations were closed as there were no additional nominations.
 - e) Attendees completed and submitted their ballots to the two members of the Election Committee, Deborah Henry and Ed Givens, who proceeded to count the votes.

- 3. Attendance Door Prize Drawing #1** was drawn and awarded to Kevin Kaauamo.

- 4. Updates and Reports**

Review of 2017 Financial Report: Mr. Budnek asked the Board Secretary Vern Sterba to review the 2017 financials for the attendees. Vern focused on explaining some of the major variations from the 2017 budget. Excessive variance for bad debt was due to a foreclosure where the HOA forfeited amounts due and the budget overage for Christmas decorations was due to the Boards decision to purchase “industrial strength” 48 inch wreaths which could be used year after year thus substantially reducing future Christmas decoration costs. Other variances were due to serious wind damage to two Cedar Elms along Eagle Ford. We had a surplus in our water budget because we had over-budgeted in anticipation of a drier year. Overall we were \$1503 over budget for the entire 2017 operational budget, a variance of only 2.4 percent.

Mr. Budnek mentioned the violation report which was included in the meeting handout. It showed 398 violations entered over the past year and gave a breakdown by each type of violation. Lawn Maintenance was the most common, accounting for 31 percent of all violations.

A report was presented by Ellen Taft who is the President of the Mountain Creek Neighborhood Alliance of which our HOA is a supporting member. She described road projects that will be taking place in our area as a result of a recent bond approval. For example, Camp Wisdom will be widened to four lanes from FM 1382 to Clark Road. Also discussed was a proposed apartment development at the southwest corner of Camp Wisdom and Mountain Creek Parkway for low income seniors. The apartments have been approved by Dallas but have not yet been approved by the state. The site is already zoned for apartments so it would be almost impossible to stop the project if funding is approved by the state.

5. **Committee Review** – each Committee’s responsibilities were briefly described and the homeowners attending were encouraged to volunteer for openings.
 - a) Architectural Review – Fernando Perez volunteered to join.
 - b) Christmas Decorating – Bob Best volunteered to join.
 - c) Landscaping – Rikki Budnek agreed to continue on this committee.
 - d) Neighborhood Crime Watch – Melvin Stallworth said he would watch on his own, but did not want any signs (Melvin is a resident of Wind Ridge but is not a homeowner of record).
 - e) Yard of the Month – Brenda Arnold agreed to continue on this committee for the rest of 2018.

6. **Attendance Door Prize Drawing #2** was drawn and awarded to Golda Harte.

7. **Recap of 2016 Board Accomplishments**
 - a) Annual Garage Sale held again in October.
 - b) Sponsored Fourth Annual Holiday Decorating Contest with prizes.
 - c) Published 3 newsletters.
 - d) Published “Quick Facts for New Wind Ridge Residents”.
 - e) Worked on repairs and maintenance including tree work on Eagle Ford.
 - f) Filed suits against several delinquent homeowners with good results.

8. **Election Results** were announced. As a result of the vote tally, the three nominees with the most votes were Bruce Budnek, Laura Sowell and Vern Sterba who will be filling the three open Board director positions.

9. Attendance Door Prize Drawing #3 was awarded to Melvin Stallworth.

10. General Discussion

The board members responded to several questions and concerns from the homeowners present.

11. Adjournment

There being no more business to conduct, the meeting adjourned at 12:18 PM

Respectfully submitted,

Vern Sterba

Vern Sterba
Board Secretary for Wind Ridge Estates Home Owners Association