

**Wind Ridge Estates Phases I and II HOA
Annual Board Meeting Minutes
April 06, 2019**

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

The meeting was called to order by President Bruce Budnek at 10:29 AM. A total of 26 homeowners were present, consisting of 24 homeowners in person and 2 homeowners by proxy. This represented a quorum for the 171 homes in the Wind Ridge Estates Phase I and II HOA. The HOA provided light refreshments for the attendees.

1. Opening Remarks

President Bruce Budnek opened the meeting with a brief introduction of himself and each of the current five Board members, all of whom were present.

2. Board Election

- a) Two seats on the Board were up for election.
- b) Two current Board Directors, Deborah Henry and Ed Givens were preprinted on the ballot as they had previously entered their name in nomination for reelection.
- c) The floor was opened for nominations and Andra Oliviere and Larry Celestine were nominated. Nominations were then closed as there were no additional nominations.
- d) Attendees completed and submitted their ballots to the Election Committee who proceeded to tally the votes.

3. Attendance Door Prize Drawing #1 was drawn and awarded to Jeff Brown.

4. HOA Committees

Mr. Budnek described the work of the Architectural Review Committee, Christmas Decorating Committee, Landscape Committee, Neighborhood Safety Patrol, and Yard of the Month Committees. A big thank you was given to Brenda Arnold who has served on the YOTM Committee for the past several years. Bruce also thanked Brittany Thompson for taking charge of the YOTM Committee. Brenda Arnold volunteered for the Landscape Committee.

5. 2018 Financial Report

Mr. Budnek briefly reviewed the year 2018 financials for the attendees. In response to a question about seeing quarterly financial reports, Budnek said the Board receives quarterly financial reports and would provide copies to anyone requesting one. For the entire year 2018 operational budget, we actually spent \$56,620 which was \$6,662 less than the 2018 annual budget.

6. Attendance Door Prize Drawing #2 was drawn and awarded to Peter Perta.

7. Camp Wisdom Warehouse Status

Board Secretary Vern Sterba reported on the status of the buildout of the 800,000 square foot warehouse on the east side Mountain Creek Parkway between Camp Wisdom and Interstate 20. Specific items of interest:

- a) The warehouse is leased to HD Supply which was previously part of Home Depot but was spun off as a separate company.
- b) The warehouse will be a distribution center meaning goods will be delivered via semi but items shipped from the warehouse will be in smaller vehicles.
- c) The warehouse will operate Monday through Saturday. Closed Sunday.
- d) The warehouse will close at 7 PM.
- e) There will be no manufacturing, i.e., no odors.
- f) There will be no entry or exits from the property onto Camp Wisdom.
- g) The property at the northeast corner of Camp Wisdom and Mountain Creek Parkway was donated by the property owner to the City of Dallas and will eventually be converted into a city park.

8. Trashcan Storage

Bruce reminded everyone that trashcans must be removed from the curb Friday after pickup. They must be placed in the garage, behind the homeowner's fence, or behind a special screen that the homeowner can build next to his house. Our website has instructions on how to build the special trashcan screen. The HOA is fining repeat violators so everyone is encouraged to keep their cans hidden.

9. Attendance Door Prize Drawing #3 was drawn and awarded to Julieta Garcia

10. Recap of 2018 Board Accomplishments

President Budnek briefly reviewed some of the Board's 2018 accomplishments as follows:

- a) Sponsored the annual Fall Garage Sales once again in October (but rainout)
- b) Will sponsor spring garage sale on Saturday May 18
- c) Sponsored the annual Homeowner Holiday Decorating Contest with prizes
- d) Published four quarterly newsletters
- e) Continued sending "email alerts" or "text alerts" to our 100+ mailing list
- f) Lots of repairs and maintenance of the Wind Ridge Property including:
 - irrigation system repairs
 - replacement of entryway knockout roses due to a rose disease
 - repaired & re-stained the Phase I perimeter fence
- g) Will upgrade Mountainview entryway lighting to LED & relocate light sensor
- h) Will install LED lighting & repair electrical box at Phase II east entrance
- i) Filed Suits on several delinquent homeowner accounts with some positive results.

11. Election Results

As a result of the vote tally, the two nominees with the most votes were Larry Celestine and Deborah Henry who will be filling the two open Board Director positions. The complete new Board is therefore:

President	Bruce Budnek
vice President	Laura Sowell
Secretary	Vern Sterba
Assistant Secretary	Deborah Henry
Director	Larry Celestine

12. General Discussion

The board members responded to several questions and concerns from the homeowners present. Some of the questions or concerns included:

- a) There are vehicles going too fast. UPS and FEDEX are the worst. Can we put up “Children Playing” signs? The Board will investigate.
- b) There is mud on the perimeter sidewalk, especially along Mt. Creek Parkway. Can we get this fixed? Yes, the Board will have our yard service people attend to this.
- c) Can we get private police security patrols? The Board tried this a few years back and found it was very expensive and had only limited success. The homeowner volunteered to get pricing and get back to the Board.
- d) Can we plant trees on the Mountain Creek Parkway median? Sorry, but we cannot. This is Dallas property and is outside the HOA’s jurisdiction.

13. Adjournment

There being no more business to conduct, the meeting adjourned at 12:25 PM

Respectfully submitted,

Vern Sterba

Vern Sterba
Board Secretary for Wind Ridge Estates Home Owners Association