

**Windsong Ranch Community Association, INC**

**Board of Directors Meeting Minutes**

**Windsong Ranch Community Association**

**Tuesday, January 17, 2023 2:30 p.m.**

**Call to Order:** David Blom President, Windsong Community Association, INC called the meeting to order at 3:01 p.m. Meeting was held at 130 N. Preston Rd, Suite 130 Prosper, Texas 75078

**Establishment of Quorum:** Quorum was established with David Blom, Craig Martin and Tina Sauseda.

**Introductions:** In addition to Board Members present, Bob Harvey, Brett Wiklund, Javona Jones representing CCMC and Windsong residents Wende Ector, Donna Wilkerson and Greg Knoop.

**Closed/Executive Session:** Bob Harvey, Windsong Ranch Community Manager gave updates on resident delinquent accounts and collections. The promissory note was also discussed detailing the balance and upcoming payments.

**Approval of Minutes:** A motion was made by David Blom to approve pending minutes for May 4, 2022, September 12, 2022 and November 29, 2022 as presented. Tina offered a second and all were in favor.

**New Business:**

**The Board voted on the following items:**

**Promissory Note:** That board to approve the adoption, ratification and affirmation of the developer Promissory Note be filed with the minutes of this meeting, and the recorded Note be distributed to the Membership.

A motion was made by David Blom to approve. Tina offered a second and all were in favor.

**Windsong Ranch Insurance Proposals:**

The proposal submitted by Scarbrough Medlin for Windsong Ranch insurance policies with a November renewal. The policies were renewed as noted on the enclosure, and the decision to renew is to be ratified at this meeting in the amount of \$125,488.34

A motion was made by Tina Sauseda to approve. David Blom offered a second and all were in favor.

**Ratify Expense Authorization:**

Expenses authorized outside of meeting, listed below, and submitted for approval as noted. A motion was made by David Blom to ratify approval, Tina Sauseda offered a second and all were in favor.

Plant replacements in various locations (proposals #1067, 1068, 1069) \$2,0138.34 -WSR Grounds

Tree replacements (proposal 1070) \$38,310.98 - WSR Grounds

Replace Failed parling lot pavers \$7,700 - Arlington Pavers

Remove DG, install sod at Redstem/Pavonia \$8,623.82 - WSR Grounds

Secure Trex decking at Lagoon boardwalk \$12,400.00 - Southwest Fence and Deck

Pond Sediment Survey -AC1/3A ponds \$2,500.00 - Magnolia Fisheries

Plant/Tree replacement -The Villas \$2,894.71 - Woodlake Outdoor

Windsong Elementary (Neighborhood Park #1) playground mulch replacement \$5,352.96 -WSR Grounds

The Commons -pool gate repair \$5,022.60 - Allbright Services

Plant Replacements – Acacia/Gee \$2,577.00 - WSR Grounds

Landscape Renovations (proposal # 1092, 1096, 1099, 2000, 2001) \$163,628.62 - WSR Grounds

Plant Replacements (proposal # 1081, 1085, 1086, 1087, 1088, 1089, 1090, 1091,1094, 1095) \$163,800.21 - WSR Grounds

Community-wide fall color change -\$16,600.14 -WSR Grounds

Controller Repair/As-Built map creation \$26,757 - Irri-Tech

Re-strip Lagoon and Commons parking \$6,891.45 - Allbright Services

Stone repairs at The Lagoon \$4,900.00 - Entrust One

Tree replacements (Teel/Camelia) \$2,893.03 - WSR Grounds

Repair Lagoon maintenance gate \$3,234.15 - Allbright Services

Holiday Lighting/Decorations \$39,286.09 - Premier Lighting

Old Rosebud bridge repair \$5,329.88 - Woodlake Outdoor

Tree Replacements - Townhomes building K \$2,862.23 - WSR Grounds

Pool Deck Repairs/Resurface \$51,186.00 - All Texas Decks

Pool Deck Repairs \$6,432.41- Allbright Services

Video Conferencing Equipment \$3478.94 - AVI-SPL

**The Villas Contract Landscape Maintenance:** Landscape Service Agreement was submitted by WSR Grounds, with a start date of October 1, 2022 was approved in the amount of \$166,916.76 annually. A motion was made by Craig Martin to ratify. Tina Sauseda offered a second and all were in favor.

**Pond Maintenance Service Agreement:** New Contract with Magnolia Fisheries to service seven (7) community ponds and proposing to add the pond at future amenity center #3 in anticipation of opening later this year.

A motion was made by David Blom to approve. Craig Martin offered a second and all were in favor.

**The Villas/Townhomes Pest Control Agreement:** New contract with Bill Pest Control to amend the scope and fee schedule based on additional buildings added since June 2020. Gary's Pest Control has been servicing the property without increasing their contract rate, and has requested the adjustment based on the increased scope to \$829.00 monthly.

A motion was made by Craig Martin to approve. Tina Sauseda offered a second and all were in favor.

**2021 Audit Proposal:** Butler and Hanson, PLC will perform an audit for the 2021 financials in the amount of \$8,550.00 and prepare The Association's federal income tax returns in the amount of \$545.00 if form 1120-H can be used or \$2,500 if form 1120 is utilized.

A motion was made by Tina Sauseda to approve. David Blom offered a second and all were in favor.

**Prosper Education Foundation Contribution:** Authorization of \$400,000 contribution made in December 2022 to be hereby ratified.

A motion was made by Tina Sauseda to ratify; David Blom offered a second and all were in favor.

A motion was made by David Blom to approve a recess at 3:36 p.m. Craig Martin offered a second and all were in favor.

A motion was made by David Blom to reconvene at 4:29 p.m. from the recess. Craig Martin offered a second and all were in favor.

**Adjournment:** There being no further business, David Blom made a motion to adjourn the meeting. Tina offered a second and all were in favor. Meeting adjourned at 4:30 p.m.

**Windsong Ranch Community Association, Inc.,**  
a Texas nonprofit corporation

By:   
Name: David R. Blom  
Title: President

