

Windsong Ranch Community Association, INC

Board of Directors Meeting Minutes

Thursday, September 28, 2023 3:00 p.m.

Call to Order: David Blom President, Windsong Community Association, Inc called the meeting to order at 3:14 p.m. The 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 all present.

Introductions: In addition to Board Members present, Brian Mason, Windsong Ranch Community Manager and Javona Jones, Assistant Community Manager representing CCMC.

Closed/Executive Session: Brian Mason, Windsong Ranch Community Manager, gave updates on resident delinquent accounts and collections.

Approval of Minutes: A motion was made by David Blom to approve pending minutes for January 17, 2023 and June 19, 2023. Tina Sauseda offered a second and all were in favor.

Old Business:

Promissory Note: Brian Mason, Community Manager, discussed the recent payment that was made to the promissory note in the amount of \$1,256,000.00

Villas-Classic Construction Contract: A motion was made to approve the negotiated amount of \$357,000 for the wood staining project in The Villas with Classic Collision. A motion was made by David Blom to approve. Tina Sauseda offered a second and all were in favor.

Villas-Landscaping Overhaul Project: Brian Mason and Javona Jones provided progress updates on the project.

New Business:

The Board voted on the following items:

- 1. 2021 Audit:** The board reviewed the 2021 audit submitted by Butler Hanson, CPA. A motion was made by Tina Sauseda to approve. Craig Martin offered a second and all were in favor.
- 2. Neighborhood Advisory Committee:** The board reviewed the neighborhood Advisory Committee documents with one correction noted. A motion was made to approve by David Blom. Craig Martin offered a second and all were in favor.

- 3. Exit Strategy** -The development team and the Association are working together to transition common area phases over to the Association. Inspections are being conducted to identify what repairs are needed.

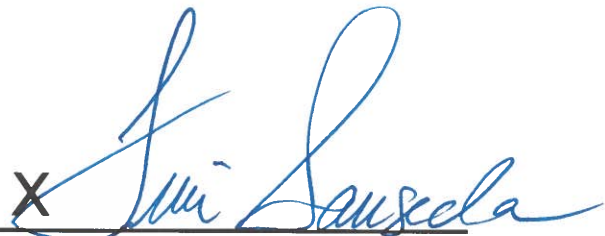
AC3 and AC4 facility use agreements: Brian Mason, Community Manager discussed facility use agreement and the change to allow a maximum of three guests per residence for pickleball. A motion was made to approve by Craig Martin. Tina Sauseda offered a second and all were in favor.

Ratify Expense Authorization:

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

1. Landscape beds behind Mailboxes at The Villas (Proposal #2047) \$17,157.90 -WSR Grounds
2. Landscape entrance Bed at Bluestem (Proposal#2048) \$4,137.64
3. Repair Community Signs (Estimate #15961) \$7,938.51 -Priority Signs and Graphing
4. Holiday lighting and decorations throughout the community (Estimate #106863) \$43,844.50 - Premier Lighting
5. Pumkin Decorations at The Commons \$5,872.50 -SPSD Inc.
6. Joy Sign \$5,000 - Premier Lighting
7. Windsong Canopy (4) \$4,524.85 -Extreme Canopy
8. Clean and repair grills at The Commons and The Lagoon \$4,940.19- KM Lewis Enterprise LLC

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

X 

Tina Sauseda
Secretary / Treasurer

