



**WINDSONG RANCH COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES**

Wednesday, January 24, 2024
2:00pm

Attendees:

Windsong Ranch Board Members

- Craig Martin
- David Blom
- Tina Sauseda

CCMC Management Team Members

- Brett Wiklund
- Javona Jones
- Gail Fishkin-Ogle
- Jedd Sims

Call to Order/Establishment of Quorum

Board President David Blom called the meeting to order at 2:00pm.

Operations/Lifestyle Updates

Jedd Sims outlined necessary repairs to a bridge(s) at or near the disc golf course. President David Blom requested that Jedd communicate with the Town of Prosper to ensure the repairs to the bridge will not impact regulations set by the Town due to the bridges and areas being in a floodplain.

Board Meeting Minutes

Motion to approve by President Blom; Seconded by Secretary/Treasurer Sauseda to approve the November 30, 2023 minutes. Motion approved unanimously.

New Business

Motion to approve by President Blom: Seconded by Vice-President Martin to approve closing the current accounts at Texas and Meadows Banks and to open new money market accounts and ICS sweep accounts for the Windsong Ranch reserve funds at Modern Bank. Motion approved unanimously.

Motion to approve by President Blom; Seconded by Secretary/Treasurer Sauseda to fund the new Modern Bank money market accounts and ICS sweep accounts with a \$200,000 transfer. Motion approved unanimously.

Motion to approve by President Blom; Seconded by Secretary/Treasurer Sauseda to approve the 2024 updated promissory note as submitted by Winstead PC. Motion approved unanimously.

Motion to approve by President Blom: Seconded by Vice-President Martin to approve the 2023 financial audit as submitted. Motion approved unanimously.

Motion to approve by Vice-President Martin; Seconded by Secretary/Treasurer Sauseda to ratify the donation made in December 2023 from the Windsong Ranch Community Enhancement Fund to the Prosper Educational Foundation in the amount of \$390,000.00. Motion approved unanimously.



Motion to approve by Vice-President Martin; Seconded by Secretary/Treasurer Sauseda to ratify the donation made in January 2024 from the Windsong Ranch Community Enhancement Fund to the Prosper Educational Foundation of \$425,000.00. Motion approved unanimously.

Motion to approve by President Blom: Seconded by Vice-President Martin to ratify the pre-approved contracts listed in the WRCA "additional contracts approval ratification list." Motion approved unanimously.

Motion to approve by President Blom; Seconded by Secretary/Treasurer Sauseda to table the bids presented for removing mistletoe throughout the community as one of the bids included native trees in common area. Motion approved unanimously.

The Board directed management to move forward with the engagement of the five-year sprinkler inspection and fire extinguishers to be installed at the commons and lagoon and requested be the largest versions available to provide additional precautions.

Unfinished Business

Management presented the timeline and standard operating procedure surrounding the establishment of the neighborhood advisory committee ("NAC") which the Board agreed and asked to include language surrounding the requirements of commitment for any homeowner involved in the NAC.

Executive Session

Motioned to approve by President Blom: Seconded by Vice-President Martin David Blom to recess the open session and move to Executive Session at 3:35pm. Motion approved unanimously.

David Blom made a motion to open the general session from Executive Session at 3:57pm.

Adjournment

Craig Martin made a motion to adjourn the meeting at 3:58pm. The motion was duly seconded and carried.

Upcoming Meeting

The next meeting will occur on Wednesday, February 28, at 2:00pm.

Tina Sauseda, Board Secretary

Date