



**Windsong Ranch Community Association, Inc.  
Board of Directors Meeting Minutes  
Wednesday, March 27, 2024**

**Attendees:**

Windsong Ranch Board Members

- David Blom
- Craig Martin
- Tina Sauseda

CCMC Management Team Members

- Brett Wiklund
- Gail Fishkin-Ogle
- Javona Jones
- Troy Hines
- Keythise Langham
- Jose Villafuerte

**Call to Order / Establishment of Quorum**

Board President Blom called the meeting to order at 2:35 PM.

**Resident Open Forum**

Residents spoke about electric bikes, financials, pending lawsuits, reserve study, and landscaping.

**Approval of Minutes**

Motion to approve by President Blom; Seconded by Vice-President Martin to approve the February 28, 2024 meeting minutes as submitted. Motion approved unanimously.

**Management Reports**

Community Manager, Gail Fishkin-Ogle, reported that the New Homeowner and Town Hall meetings were well attended and received, collections were in process of being transferred to Winstead, educational session was scheduled for the Board, and the NAC's non-disclosure was presented to the Board.

Assistant Community Manager, Javona Jones, reported Phase 3 was postponed due to the rain last week and will start up on Tuesday March 26, 2024 weather permitting, staining project awaiting final paperwork and schedule, and roofers have been called to bid the storm damage while insurance has been notified.

Community Standards Coordinator, Keythise Langham, reported 126 violations, 81 being rubbish/trash and 21 landscaping. 33 applications were submitted for the ARC, of which 31 were approved, 1 denied and 1 awaiting further information.

Lifestyle Coordinator, Jose Villafuerte, reported on the past month's events as well as the events coming up to include the large Easter Eggstravaganza which is expected to have over 1500 people in attendance. In regards to passes, Windsong will be moving toward online passes this year for The LAGOON. Management requested two updates to the sport courts policy to include language about music being played at a reasonable volume with no profanity and guest policy to reflect allowing 14-17 years olds to bring 1 guest while 18 years of age and older can bring up to 5 guests. The Board agreed and directed staff to update the policy with legal.

Maintenance Director Troy Hines, reported on items for the Commons, Community, Lagoon and Administration. Maintenance is focusing on summer items such as grills, trails, umbrellas, and clean up. Additionally they met with Simply Horticulture for an extensive Arborist report regarding trees around Townhomes (approximately 140 in total).

#### **Financials**

Motion to approve by President Blom; Seconded by Secretary/Treasurer Tina Sauseda to approve the January and February 2024 Financials as submitted. Motion approved unanimously.

#### **New Business**

##### **NDA**

Motion to approve by President Blom; Seconded by Secretary/Treasurer Tina Sauseda to approve the Non-disclosure form for the NAC as reviewed by legal. Motion approved unanimously.

##### **Landscaping**

Management requested a date to have a working session with the Board to discuss the direction of the multiyear plan and to get clarity on the Windsong Brand.

#### **Unfinished Business**

##### **Neighborhood Advisory Committee (NAC)**

Applications were submitted to the Board to begin reviewing.

**Recess -Executive Session**

President Blom motioned; Seconded by Secretary/Treasurer Sauseda to move into executive session at 3:52pm to discuss legal matters and homeowner accounts. Motion approved unanimously.

Secretary/Treasurer Sauseda motioned; Seconded by Vice-President Martin to return to open session and with no further business the meeting was adjourned at 4:36PM.

Submitted By: \_\_\_\_\_  
Tina Sauseda, Secretary/Treasurer