



**Winding Creek HOA Board Meeting**  
**Meeting held at Oak Grove Baptist Church (4013 New Town Road)**  
**Thursday, November 13, 2025**  
**7:00 PM**

The following board members were present: Scott Ashe, President; Todd Buyck, Vice President; Richard Seeley, Communications Director; Joseph (JD) Williams, Treasurer  
The following board members were absent: Suzanne Edwards, Secretary

**I. Call to Order**

**Scott Ashe** called the meeting to order at 7:00 PM. Scott announced that we didn't have the presence at the meeting of Members entitled to cast, or of proxies entitled to cast, sixty percent (60%) of the votes to meet the quorum required by the HOA bylaws for the regular Annual Meeting.

**II. Adjournment**

**Scott Ashe** adjourned the regular Annual Meeting at 7:07 pm.

**I. Call to Order**

**Scott Ashe** called the meeting to order at 7:08 pm, achieving the required quorum of Members based on the HOA Bylaws direction to reduce what constitutes a quorum to one-half of the required quorum in the previous meeting (or 30%). Scott welcomed everyone and provided an overview of the agenda for the evening's meeting.

**II. Approval of the Previous Minutes**

*Scott Ashe made a motion to forgo the reading of the minutes from the last meeting and would have them posted to the HOA website later. Todd Buyck seconded the motion, all in favor, unanimous. Scott Ashe mentioned that the board has monthly meetings.*

**III. Financial Update**

**JD Williams** presented the financial update and projected reserves for 2025 to be \$12,434. Unexpected expenses from downed trees and increased landscaping costs have pushed the baseline higher. Overwhelming majority of our budgeted costs are landscaping followed by utilities. Expenses vs. budget and income were presented and reviewed. Question raised on what is included in the hospitality fees. Explanations were given detailing that these are costs

for the website fees, printer ink for mailings and the mailbox cost. In addition, these include some reimbursement costs for office expenses.

#### **IV. Committee Reports**

**Architectural Review Committee: Dave Edwards, Chair.** There were three ARC applications reviewed and approved this year.

#### **V. Board Elections**

**Scott Ashe** discussed three board positions that will vacant moving forward. **Scott Ashe** communicated that there were 3 existing members that were willing to serve another term on the HOA Board and asked if there were any nominations from the floor. No new nominations from the floor. **Scott Ashe made a motion to appoint Suzanne Edwards, JD Williams, and Scott Ashe to the board. JD Williams seconded the motion. Scott Ashe asked that a visual vote be tallied from the members in attendance. All in favor by show of hands, unanimous.**

#### **VI. New Business – Potential Framework for fines for fireworks violations**

**Scott Ashe** updated attendees existing policy outlined in CCRs and communicated some potential language on a policy that would institute a fine on the first offense. Attendees provided some feedback on the issue. **Scott Ashe made a motion to table the conversation and discuss further to see if this is considered an egregious violation. Richard Seeley seconded the motion. All in favor, unanimous.**

#### **VII. Other Concerns**

**Question on HOA decision of inquiry to purchase community common land from the HOA adjacent to homeowner** - There was some general conversation and more work to be considered. In addition to obtaining legal opinions and review as to legality. **Scott Ashe** stated that the Board has decided presently not to consider the sale of any HOA property.

**Beaver Dam Removal – Frank Capella** expressed appreciation and thankful for the Board and **Dave Edward’s** efforts to remove the Beaver dams.

**General Comment** - There is a hole in the road by the bridge to be reported to the NCDOT.

#### **VII. Adjournment**

**Scott Ashe made a motion to adjourn the meeting. Richard Seeley seconded the motion. All in favor, unanimous.**

The meeting was adjourned at 7:38 pm.

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Todd Buyck, Temporary Recording Secretary



# 2025 Annual Meeting

HOA Board of Directors

11/13/2025

# Agenda

- ▶ Board Member Introduction
- ▶ Call to Order (President)
- ▶ Reading of Previous Meeting Minutes (Secretary)
- ▶ Financial Update (Treasurer)
- ▶ Committee Update (Communications)
- ▶ Board Election (President)
- ▶ New Business (President)
  - ▶ Fireworks Violation Fee Increase
- ▶ Adjournment (President)



# Meeting Minutes - October Meeting

- ▶ Forgo the reading of the minutes from the October meeting
  - ▶ Summary of meeting:
    - ▶ Approval of September meeting minutes
    - ▶ No committee reports
    - ▶ Discussed plan for November annual meeting
    - ▶ Motions approved: \$400 for landscaper to repair lawn areas along Potter Road; \$1,000 to remove two dead trees behind a home on Bronte Lane.
- ▶ Monthly meetings are held by the Board
- ▶ Website contains all relevant HOA information
  - ▶ [Winding Creek Homeowners Association of Union | HOA in Monroe, NC \(hoawindingcreek.com\)](http://hoawindingcreek.com)



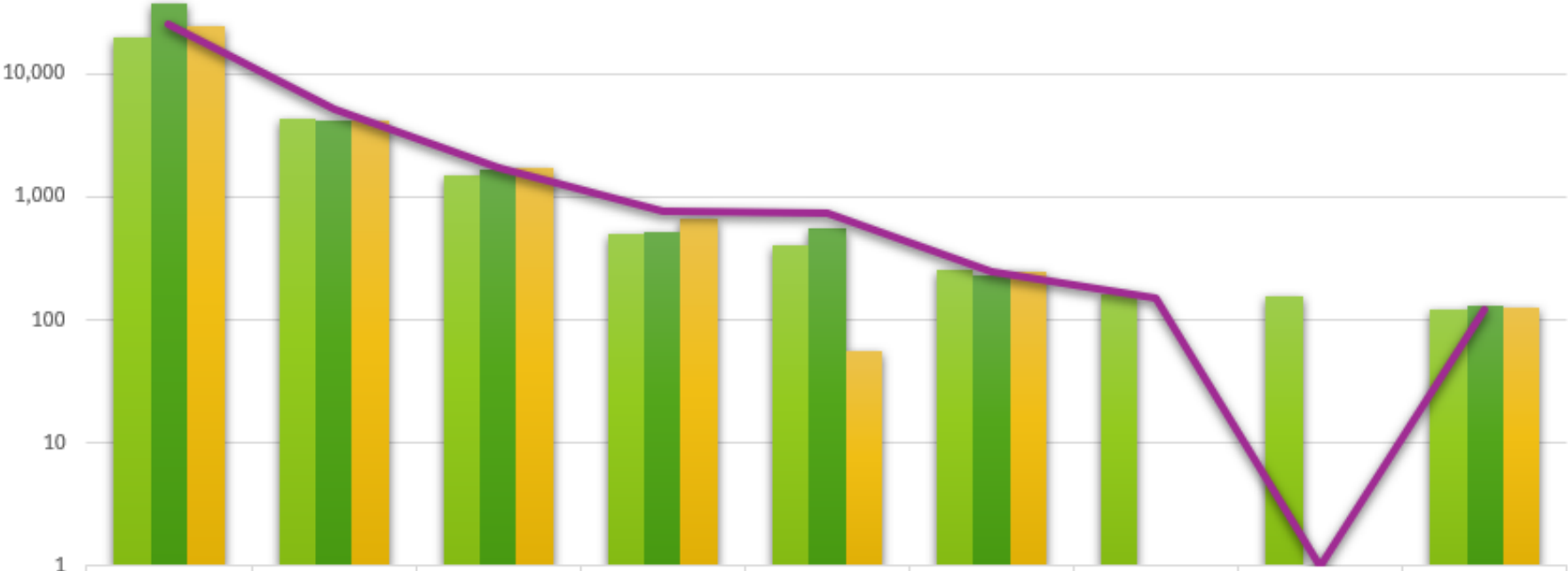
HOMEOWNERS ASSOCIATION OF UNION

# Financial Update

- ▶ The Numbers
  - ▶ 2025 Income: \$33,775 (+15% vs 2024)
  - ▶ 2025 Expenses (projected): \$31,407 (-42% vs 2024)
  - ▶ Projected \$2,368 add to reserves for 2025
  - ▶ Projected total reserves on 12/31/2025: \$12,434
- ▶ Income change was from the annual dues increase implemented this year.
- ▶ Expenses change was due to the one-time large tree removals in 2024. Upcoming year will need to adjust budget line-item amounts, but overall budget remains the same.
- ▶ One tree removal bid is still being finalized, looking to be on the tree removal budget by end of year 2025.



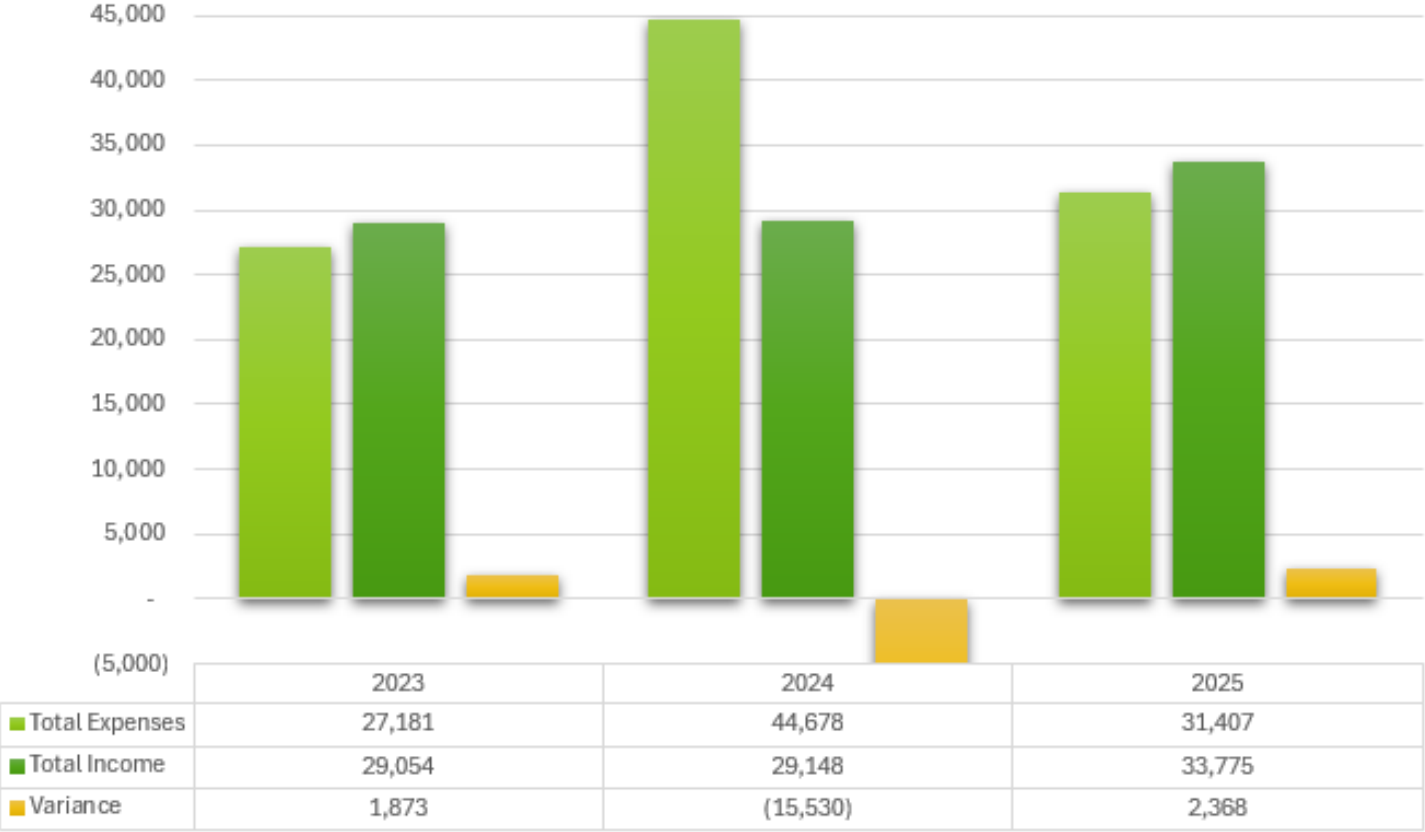
# Expenses vs. Budget (by category and year)



	Landscaping	Utilities	Insurance	Office Expenses	Hospitality/Social	Postage/Delivery	Printing/Reprod	Misc Expenses	Meeting Expenses
2023	19,715	4,347	1,515	507	401	258	160	157	121
2024	37,437	4,143	1,670	519	549	230	-	-	130
2025	24,435	4,139	1,730	672	56	250	-	-	125
2026 Budget	25,427	5,230	1,730	757	740	250	150	1	120



# Expenses vs. Income (by year)



# Committee Update

- ▶ Architectural Review Committee (Dave Edwards, Chair)
  - ▶ Accomplishments
    - ▶ 3 requests reviewed & approved in 2025
- ▶ Social Committee (Jen Ashe, Chair)
  - ▶ Accomplishments
    - ▶ Welcome baskets for one new homeowner family distributed
    - ▶ Had a food truck (Jae's Caribbean Kitchen) in the neighborhood during the Community Yard Sale in September. No cost to HOA.
    - ▶ Thanks to Suzanne and Dave Edwards Family hosting a lemonade and baked goods stand during the Community Yard Sale!



# Board Election

- ▶ Three openings on the Board to be filled
  - ▶ Nominees for Board
    - ▶ Scott Ashe
    - ▶ Suzanne Edwards
    - ▶ Joseph Williams
    - ▶ Any others?



# New Business - Fireworks Violation Fine Increase

- ▶ In July 2025, we had a renter violate the CCRs by using and discharging fireworks in the community. It was reported and caught on a doorbell camera.
- ▶ Board Resolution 2023-002 established the Rules Enforcement Process in accordance with the HOA CCRs and Bylaws.
- ▶ Part of that Resolution established a fine schedule for violations (see below).
- ▶ Board is proposing a change to add a \$500.00 fine with the Notice of Violation letter for a fireworks violation and increase by \$100.00 thereafter.

Actions that Start and Stop	Letter: Notice of Violation [No Fine]	Calendar Days between letters	Letter: Failure to Comply [No Fine]	Calendar Days between letters	Legal Action Phase: Fines, Self-Help, and Court				
					Letter: First Non- Compliance & Fine*	Calendar Days between letters	Letter: Second Non- Compliance & Fine	Calendar Days between letters	Letter: Third Non- Compliance & Fine
Exhibit "B" Item Letter and Title (c) Firearms; Fireworks	-	10	-	10	\$50.00	7	\$100.00	7	\$150.00





Thank You!

Questions & Adjournment

HOA Board of Directors