



**Winding Creek HOA Community Meeting
Virtual Meeting on Microsoft Teams
June 4, 2025
7:10 PM**

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

I. Call to Order

Scott Ashe called the meeting to order at 7:10 PM.

II. Approval of Previous Board Meeting Minutes

Scott Ashe made a motion to dispense with the reading of the previous meeting minutes and approve as written. **Suzanne Edwards** seconded the motion. All in favor, unanimous.

III. Prepared Slide Deck

Attached slide deck was presented. Slide deck will be made available on the community website.

No motions presented, and no further updates will be shared.

IV. Question and Answer

Residents in attendance were given the opportunity to ask questions and make comments. Jerry McClam requests the board to consider restricting golf cart usage in the community. Marlene McClam asked what the Board process is once a request is received. **Scott Ashe** explained that once an email is received, a reply will be made once the Board has discussed the concern and investigated.

Scott Ashe made a motion to adjourn the meeting. **Todd Buyck** seconded the motion, all in favor, unanimous.

The meeting was adjourned at 7:25 PM.

A handwritten signature in black ink, appearing to be "SE", is written above a horizontal line.

Suzanne Edwards, Secretary



2025 General Meeting

HOA Board of Directors

6/4/2025

Agenda

- ▶ Board Member Introduction
- ▶ Call to Order (President)
- ▶ Reading of Previous Meeting Minutes (Secretary)
- ▶ Financial Update (Treasurer)
- ▶ Committee Update (Communications)
- ▶ New Business (President)
 - ▶ Front Entrance Improvements
 - ▶ Open Forum for Members
- ▶ Adjournment (President)



Meeting Minutes - May Meeting

- ▶ Forgo the reading of the minutes from the May meeting
 - ▶ Summary of meeting:
 - ▶ Approval of April meeting minutes
 - ▶ No committee reports
 - ▶ Discussed plan for June general meeting
 - ▶ Discussed cleaning out creek behind Voltaire Drive to prevent localized flooding
 - ▶ Motion approved to remove three dead trees on berm at North end of property for \$600
- ▶ 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)

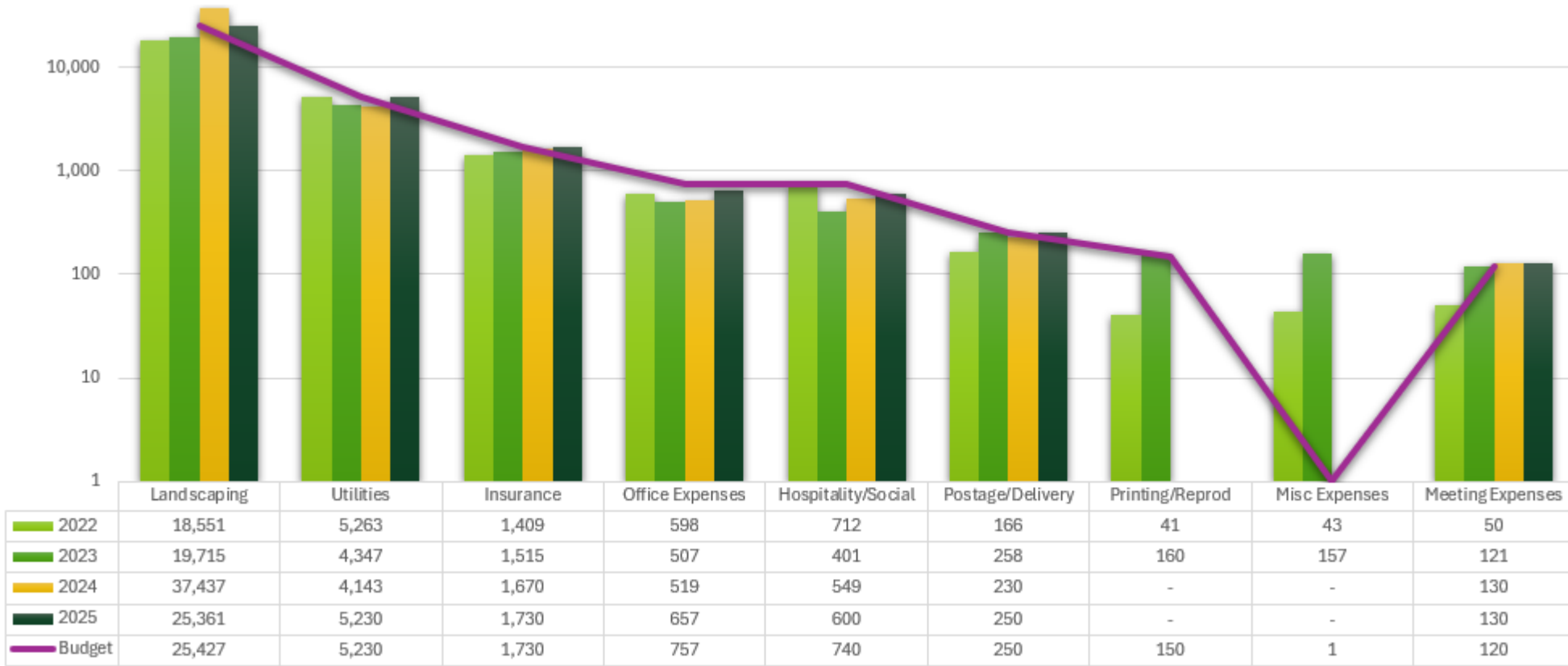


Financial Update

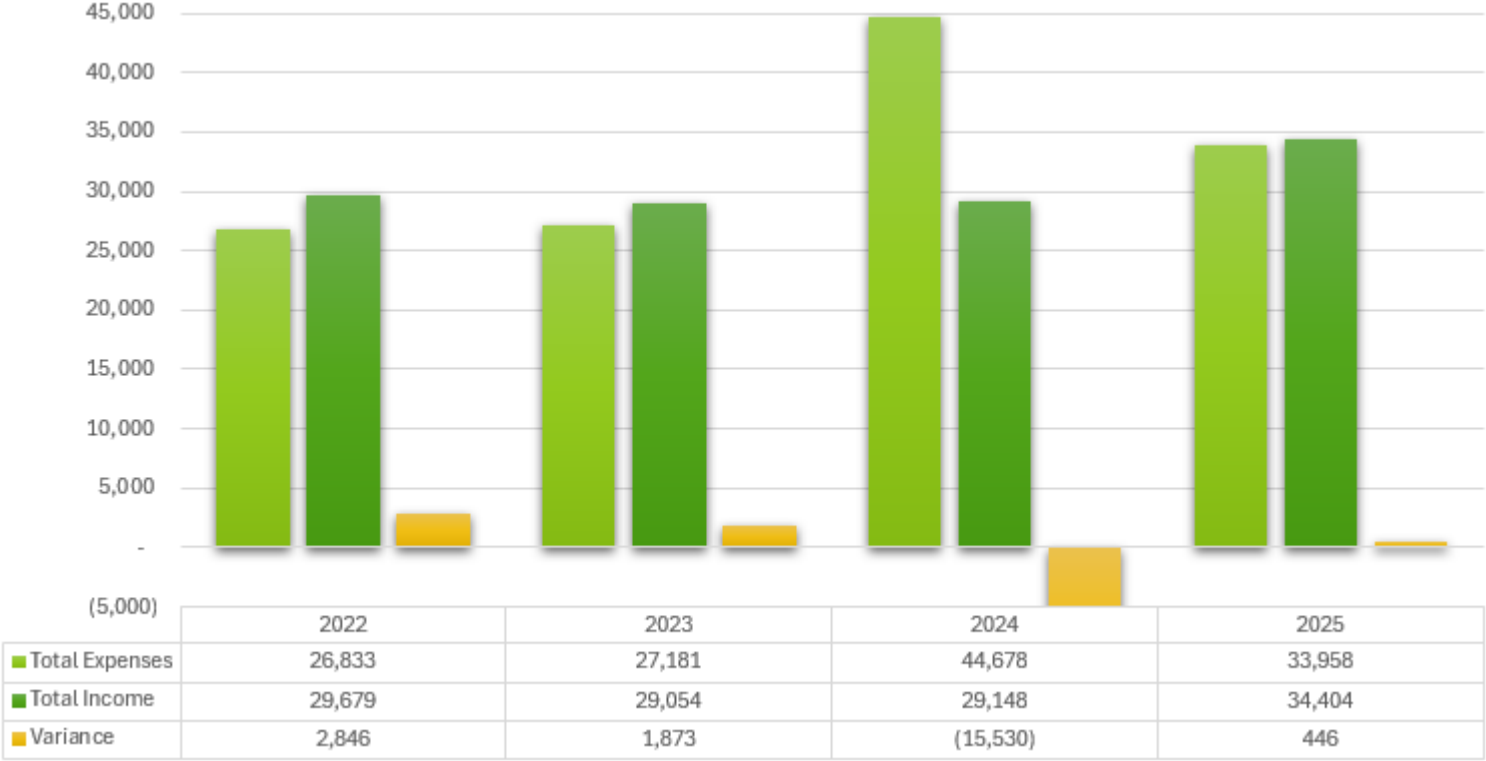
- ▶ The Numbers
 - ▶ Final 2024 Expenses: \$44,678 (+40% vs 2023)
 - ▶ 2025 Income (projected): \$34,404 (+16% vs 2024) (\$33,775 actual)
 - ▶ 2025 Expenses (projected): \$33,958 (-24% vs 2024)
 - ▶ Projected \$446 add to reserves for 2025
 - ▶ Projected total reserves on 12/31/2025: \$16,700
- ▶ Large tree and associated tree removals at front added significant expense paid for from the reserves in 2024.
- ▶ Landscape expenses includes projected \$2,500 for tree removals in 2025; used \$600 to date.
- ▶ No improvements at front entrance or decorations were paid for by HOA (all donations).



Expenses vs. Budget (by category and year)



Expenses vs. Income (by year)



Committee Update

- ▶ Architectural Review Committee (Dave Edwards, Chair)

- ▶ Accomplishments

- ▶ 2 requests reviewed & approved in 2025

- ▶ Social Committee (Jen Ashe, Chair)

- ▶ Accomplishments

- ▶ Welcome baskets for one new homeowner family distributed
 - ▶ Held home decorating contest in 2024 for Christmas
 - ▶ Looking to have a food truck of some sort this summer

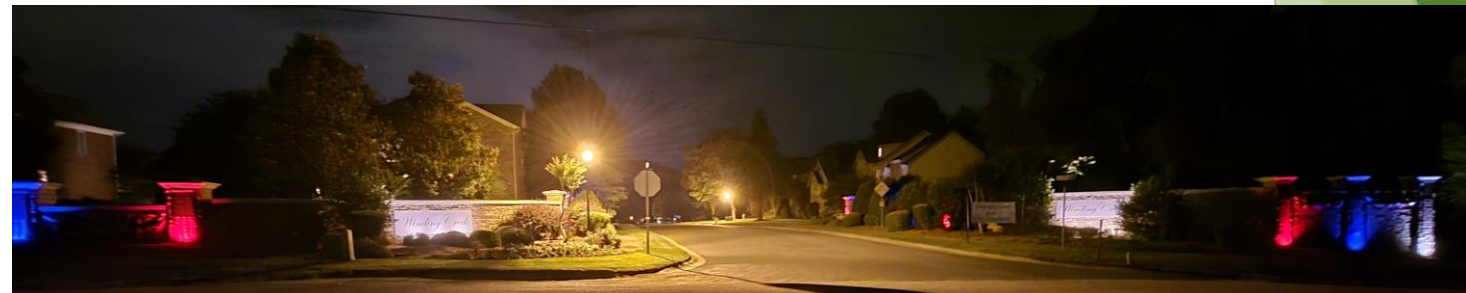
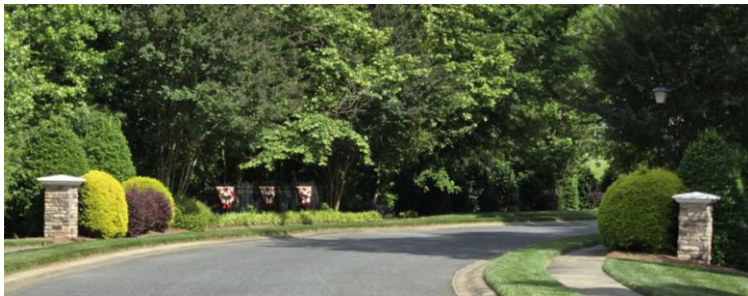


New Business - Front Entrance/Bridge Improvements

- ▶ Entrance/Bridge Improvements - installed new landscape lighting, precast concrete caps for columns and walls, removed and installed new columns entirely at bridge. Installed new masonry anchored hangers in walls/columns for decorations.
- ▶ Future plans are being designed to remove mature, overgrown plants and replace with new plantings.
- ▶ Distant future plan would be to add drip irrigation to South side of entrance to add annual flowers.



New Business - Front Entrance Improvements (cont'd)



New Business - Open Forum for Members

- ▶ Questions/Concerns





Thank You!

Adjournment

HOA Board of Directors