



**Winding Creek HOA Board Meeting  
Virtual Meeting on Microsoft Teams  
Thursday, September 14, 2023  
7:05 PM**

The following board members were present: Jerry McClam, President; Scott Ashe, Vice President; Joseph Williams, Treasurer; and Brittany Smith, Communications Director. Alan Smith, Secretary was absent.

***I. Call to Order***

**Jerry McClam**, called the meeting to order at 7:05 PM.

***II. Approval of the Previous Minutes***

*Scott Ashe made a motion to dispense with the reading of the minutes from the August 12, 2023, meeting minutes and approve them as noted. Jerry McClam seconded the motion, all in favor, unanimous.*

***III. Committee Reports***

**Social Committee: Jen Ashe, Chair**, presented the committee's report including plans to date for Halloween Contests and respectfully submitted it to the Board.

**The Board** discussed the Halloween contests and budgeting for more Social Committee activities for this year and next. No motions were made.

*Scott Ashe made a motion to accept the submitted Social Committee Report and to incorporate this report into the meeting minutes. Jerry McClam seconded the motion, all in favor, unanimous. Any Resolutions referenced in the report are considered separately.*

*Scott Ashe made a motion to accept Patricia White's resignation from the Social Committee. Jerry McClam seconded the motion, all in favor, unanimous.*

*Scott Ashe made a motion to appoint Troyce Fitzgerald to the Social Committee. Jerry McClam seconded the motion, all in favor, unanimous.*

#### ***IV. Treasurer's Report***

**JD Williams** shared that our checking account balance of \$15,821.00 and our savings account balance was \$21,060.00. The largest expenditure is landscaping, which costs \$16,000-18,000 per year. There is a savings projection around \$1,800-2,000.

**The Board** discussed the current budget. Since the current Board has been in office since late June 2023, it was agreed that more time is needed and bids for landscaping and front entrance repairs obtained to thoroughly update the budget so that it meets the current and future needs of the community.

**JD Williams** stated that the current budget has no set allocation of money to be deposited in our savings account for reserves and that this needs to be addressed in future budgets.

#### ***V. CCR Violations and Fines***

**Jerry McClam** updated the Board on the violation letters that were sent out to Homeowners since the last meeting.

#### ***VI. Preparation for November General Meeting***

**Scott Ashe** stated that Oak Grove Baptist Church was reserved by the prior Board for Thursday, November 9, 2023 to conduct the November Annual Meeting. The Church had been contacted and message left to do a walkthrough of the space and confirm the date.

#### ***VII. New Business/Upcoming Projects***

**Grounds Maintenance Contract/Upcoming Projects:** **Scott Ashe** stated that there was no new update on the landscaping contract with Good Neighbor Landscaping nor any of the landscaping budgets promised.

**Electronic File Migration:** **Jerry McClam** questioned how far back should we go with the conversion from paper copy to electronic copy. It was decided by the Board that the ARC applications/approvals would go back to the beginning of the HOA, but that violations would go back three years or less depending if the home had been sold within the three year window.

**Scott Ashe** stated that all of the meeting minutes were already on the website and had been creating document pages on the website for each lot to be used for the ARC approvals and any violations. The website can take unlimited amount of documents so external cloud storage is not needed.

**Rental Agreements in Community:** **Jerry McClam** stated that the Board needs to collect any rental agreements for homes in the HOA to make sure they are compliant with the CCR's. One rental agreement has been collected so far and that will be stored on that home's document page on the website.

**Resident Directory Updates:** **Scott Ashe and JD Williams** discussed the resident directory on the website and made updates to it during the meeting.

**Stormwater Draining Issue:** **Frank Capella** shared an update on the flooding that happened in the HOA and surrounding areas. He stated that the rain event on September 9, 2023 was abnormal in that we received around seven inches of rain in a hour. He stated that he had

addressed the Mayor and Council of Wesley Chapel and they have made a formal request for action from the County. Frank also sent messages to the County leadership. He was told by the County that engineers would be coming out in the coming week to review the road culverts design due to the neighborhood growth in the area.

### ***VIII. Adjournment***

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

The meeting adjourned at 8:43 PM.



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Scott Ashe, Temporary Recording Secretary

# COMMITTEE REPORT

## Winding Creek HOA Social Committee Report to the Board of Directors

September 2023

### Committee Members

Jen Ashe, Chair

Grace Cappella, member

Troyce Fitzgerald, member

Julie Smith, member

Brittany Smith, Board Liaison

### First Meeting: Wednesday, September 20, 2023, at 7:00 p.m.

### Attendance at Committee Meeting(s) since Last Report

N/A

### Narrative

This committee was established to organize and plan social and special activities that will benefit the residents of the Association, welcome new Homeowners, decorate the entrance for holidays, and foster effective communication among neighbors. This committee was just formed in August and had our first meeting.

### Issues

#### Agenda Meeting Focus

- Introductions
- Halloween Social Activities (Costume Contests, Home Decoration Contest)
- Christmas Social Activities (Home Decoration Contest, potential Christmas Event)

#### Accomplishments

- None

#### Goals Not Yet Met

- Established Halloween Contests, along with rules and prizes.
- Established Christmas Home Decoration contest, along with rules and prizes.
- Contributed articles and items to the October Newsletter.
- Potential Christmas Event
- Welcome Basket Approval (items and look)

## **Near-Term Plans**

- Halloween Home Decoration Contest awarding prizes on October 28, 2023 (yard flags for 1<sup>st</sup> thru 3<sup>rd</sup> place, and gift cards)
- Halloween Kids/Pet Contest awarding prizes on October 28, 2023 (gift cards for 1<sup>st</sup> place)

## **Formal Motions to the Board**

The Winding Creek HOA Social Committee recommends:

1. None

## **Informal Recommendation(s)**

1. None

Respectfully Submitted,

Jen Ashe, Chair