

Annual Meeting Minutes
Windridge Village Homeowners' Association
Saturday, March 4, 2023
Georgetown Parks & Recreation Administration Building Community Room
1101 N. College Ave., Georgetown, TX 78626

Call to order and Introductions

Shane Gilbreath, President called the meeting to order at 9:37 am. 15 people were in attendance with 17 homeowners represented (3 by proxy). Everyone in attendance introduced themselves.

The 2022 annual meeting minutes were approved as presented with a motion by Scott Heronimus with a second by Karen MacInerney.

Report of the activities of the 2022 Board

Sherry Ecklen reported that 8 homes changed hands. Fifty owners paid their dues and four had not. Ten owners paid late and incurred fees. Multiple warnings and fines were issued throughout the year. Allen Brown, President, stepped down for medical reasons and Shane took over the position. The association paid \$2250 to have dead trees professionally removed from our acreage so they weren't a fire hazard. Sherry Ecklen announced that she would step down as manager, effective at the end of March. Since it is cost prohibited to hire another manager, the board decided to divide the managerial duties among themselves and self-manage.

Shane Gilbreath discussed the need for an Architectural Control Committee. Dave Bailey and Lee Meyer had already volunteered, and Scott Heronimus offered himself as the third.

Rebecca Vore, Treasurer reported that our neighborhood garage sale was a success, and it was determined that the membership would like to have another one this year. Paid advertising didn't work so we discussed better signs and multiple posts on social media. The median was planted by Allen Brown and Rebecca Vore and most of the plants are doing great. Karen MacInerney and Mike Ruthenbeck offered to help with ongoing watering. A neighborhood progressive happy hour was discussed and there will be a sign-up sheet on the bulletin board when that is about to happen. It was reported that the little park by the overflow parking belongs to the city. The city cleaned up the ice storm damage and the HOA will no longer maintain it. The strip of land past the mailboxes and along the sideway was found to belong to the Georgetown Railroad and they will maintain that area from now on.

Treasurer's Report

Sherry Ecklen reviewed the budget and reported that our overage for last year was \$4,517.08, mostly due to money spent on the median, a big tree cleanup, and attorney fees. Our current reserves total \$10,668.84. Dues were raised \$15 from \$165/yr to \$180/yr. Lana Massey moved to approve the budget as proposed with a second from Karen MacInerney.

Election of the 2020 Board

Shane Gilbreath and Rebecca Vore were willing to continue serving on the board. Karen MacInerney volunteered to be on the board as well. The membership vote was unanimously in favor.

New Business

The 2023 budget was approved.

There was talk of planting wildflowers and a Monterey Oak tree, and possibly adding a path to our wooded acreage. We are asking for monetary donations to pay for the tree and volunteers to clean up. Look for sign-up sheets on the bulletin board. The new Architectural Control Committee was tasked with finding a new color to replace the color that was retired last year. A condensed version of the rules was handed out at the meeting and will be included in the mailing with the annual invoices.

There was a discussion about short term rentals in the neighborhood and how they need to be 30 days or longer. We put a lawyer on retainer and solicited their advice regarding the matter.

Open Discussion/New Business from Members and Adjournment

Kelly Bailey asked if the HOA has the power to ask members to clean up their backyards and we will look over the regulations for that. And the question was asked about a doggie bag stand by the park, which the city has yet to do. A raffle was held for a \$50 credit on upcoming HOA dues. Emily Sydnor pulled the winning ticket belonging to Karen MacInerney.

The meeting adjourned at 11:07 a.m.

Shane Gilbreath, President
 Karen MacInerney, Vice President
 Rebecca Vore, Treasurer

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Website

WindridgeVillageHOA.com

Windridge Village Budget	Actual 2022	Proposed 2023	
Annual Income			
Homeowner Dues	\$8,200.00	\$9,700.00	50 paid, 4 unpaid
Late Fees and Fines	\$195.00	\$60.00	10 late
Transfer Fees	\$280.00	\$140.00	8 homes changed hands
Total Annual Income	\$8,675.00	\$9,900.00	
Operating Expenses			
Insurance	\$1,572.00	\$1,500.00	
Grounds Maintenance	\$4,600.80	\$4,600.80	
Manager Fee	\$2,000.00	\$500.00	
Printing/Postage/Supplies	\$115.18	\$100.00	
Tax/Auditing Service	\$135.00	\$135.00	
Repair/Cleanup	\$3,107.03	\$0.00	landscaping median/ tree removal
Property Taxes	\$17.17	\$22.00	
Miscellaneous	\$1,510.00	\$3,000.00	attorney fees (\$1000 in reserve)
Annual meeting	\$134.90	\$100.00	
Total Operating Expenses	\$13,192.08	\$9,957.80	
Income - Expenses	(\$4,517.08)	(\$57.80)	
Current Reserves	\$10,668.84		

dues \$165.00/yr \$180.00/yr \$15 increase