



Temple Windmill Farms HOA – Minutes

Thursday, July 22, 2021 ~ 6:00 p.m.

TWMF Pool – 570 Sugar Brook Dr.

Board of Directors Meeting Minutes

- I. **Call to Order / Roll Call / Establish Quorum:** Once reaching quorum, the meeting was called to order at 6:07 pm. Board members Joey Agee, Larry Anderson, William Boggs, Paul Parker and Royce Buchanan were present meeting quorum. Board member Steven Overly was excused. Representing CSA Management was Association Management Director Ken McManus, CMCA®.
- II. **Homeowner Statements/Guests** – Five other homeowners were present.
- III. **Prior Board Meeting Minutes:**
 - a. **May 20, 2021 BOD Minutes:** On a motion made by PP and seconded by LA, the Board unanimously approved the May 20, 2021 Board meeting minutes with corrections.
- IV. **President's Report** – The President reported general items and a movie being held on 7/23.
- V. **Management Reports**
 - a. Financial Review – The Board reviewed the financial statements. All questions and corrections were answered and notated. On a motion duly made and seconded, the Board accepted the unaudited financials as presented.
- VI. **Committee Reports**
 - a. Architectural Review Committee – Painting was discussed
 - b. Pool & Social Committees – Vacant (New hires & pay scale was discussed)
 - c. Landscape & Maintenance Committee – Unauthorized fireworks were discussed
 - d. Park Committee – Flag poles were discussed.
- VII. **Association Business**
 - a. Movie Screen Costs – General costs of an outdoor movie theater was discussed. The Board tabled the discussion.
- VIII. **Closed Session Meeting** – The Board closed for executive session.
- IX. **Open Meeting - Executive Session Summary** – The Board opened regular session
 - a. On a motion duly made and seconded, the Board unanimously approved the attorney recommended 7 month agreed judgment on account 594.
 - b. On a motion duly made and seconded, the Board unanimously approved a one-time \$25 credit on account 646.
 - c. On a motion duly made and seconded, the Board unanimously approved a one-time \$25 credit on account 873.
 - d. On a motion duly made and seconded, the Board unanimously approved a one-time \$175 credit on account 1018.
- X. **Next Meeting Dates & Schedule**
 - a. The Board tentatively scheduled the next meeting for August 19, 2021, which was later rescheduled to September 16, 2021.
- XI. **Adjournment** – On a motion made and seconded, the Board adjourned the meeting at 8:05 p.m.