



Temple Windmill Farms HOA – Minutes
Thursday, September 16, 2021 ~ 6:00 p.m.
Foundation United Methodist
10751 W. Adams Ave, Temple, TX 76502

Board of Directors Meeting Minutes

- I. Call to Order / Roll Call / Establish Quorum:** Once reaching quorum, the meeting was called to order at 6:01 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** – One other homeowner was present.
- III. Prior Board Meeting Minutes:**
 - a. July 22, 2021 BOD Minutes:** On a motion made by PP and seconded by LA, the Board unanimously approved the July 22, 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** – One ARC request was discussed.
 - b. Pool & Social Committees** – Vacant
 - c. Landscape & Maintenance Committee**
 - d. Park Committee** – Possible BBQ and movie was discussed.
- VII. Association Business**
 - a. Additional Garage Sale** – The Board found no issues with a planned October 9 garage sale.
 - b. 2022 Budget Items** – Committee liaisons were requested to submit any 2022 estimated costs.
 - c. 2021 Annual Meeting** – The annual meeting will be held on November 18, 2021.
- 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 denied the request from account 502.
 - b.** On a motion duly made and seconded, the Board unanimously approved a one-time waiver of the most recent fee on account 3231.
- X. Next Meeting Dates & Schedule**
 - a.** The Board tentatively scheduled the next meeting for October 21, 2021 at 5:00 pm
- XI. Adjournment** – On a motion made and seconded, the Board adjourned the meeting at 8:03 p.m.