



Temple Windmill Farms HOA – Minutes

Thursday, March 10, 2022 ~ 5:00 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 5:04 pm. Board members Joey Agee, Larry Anderson, Steven Overly, Daniel Van Staaveren, Paul Parker, and Royce Buchanan were present meeting quorum. Representing CSA Management was Association Management Director Ken McManus, CMCA®.
- II. **Closed Session Meeting** – The Board closed for executive session.
- III. **Open Meeting - Executive Session Summary** – The Board opened regular session
 - a. On a motion duly made and seconded, the Board unanimously approved proceeding with legal action on covenant violations of account #996 including fines of \$10 per day until all violations are brought into compliance.
- IV. **Prior Board Meeting Minutes:**
 - a. **February 17, 2022 BOD Minutes:** On a motion duly made and seconded, the Board unanimously approved the February 17, 2022 Board meeting minutes with corrections.
- V. **Homeowner Statements/Guests** – N/A.
- VI. **President's Report** – The President reported on general items.
- VII. **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.
 - b. Compliance Summary – Management report notated that 287 compliance letters were sent during the period, and over 209 closed issues are being monitored for potential reoccurrence.
- VIII. **Committee Reports**
 - a. Architectural Review Committee – General report.
 - b. Pool Committee – Vacant.
 - c. Social Committees – Possible Memorial Day event discussed.
 - d. Landscape, Park & Maint. Committee – No report.
- IX. **Association Business**
 - a. **2022 Pool Season:** Pool soft opening tentatively scheduled for 4/29/2022 with a grand opening tentatively scheduled for Memorial Day weekend.
 - b. **Reserve Study:** A motion was duly made and seconded to have Reserve Advisors perform a reserve study update. After discussion, the motion was passed unanimously by the Board.
- X. **Next Meeting Dates & Schedule:** The Board scheduled the next Board meeting for April 21, 2022 at 5:00 pm.
- XI. **Adjournment** – On a motion made and seconded, the Board adjourned the meeting at 6:43 p.m.