



Temple Windmill Farms HOA – Minutes

Thursday, January 21, 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 6:10 pm. Board members Joey Agee, Steven Overly, Larry Anderson, William Boggs, Paul Parker, Royce Buchanan, and Leilani Kitchings 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 open regular session at 6:31 p.m.
 - a. On a motion duly made and seconded, the Board unanimously approved the attorney proceeding with foreclosure on account 562.
- IV. **Homeowner Statements/Guests** – One homeowner was present.
- V. **Prior Board Meeting Minutes:**
 - a. **November 19, 2020 BOD Minutes:** On a motion made by WB and seconded by LA, the Board unanimously approved the November 19, 2020 Board meeting minutes with corrections.
- VI. **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 201 compliance letters were sent during the period, and over 456 closed issues are being monitored for potential reoccurrence.
- VII. **Committee Reports**
 - a. Architectural Review Committee – No report.
 - b. Pool Committee – 2021 pool season tentatively scheduled for opening in May and closing October 3rd.
 - c. Social & Park Committees – 6/12, 7/3, 8/7, 9/11, 10/2 discussed as possible event dates.
 - d. Landscape, & Maintenance Committee – Possible new swings and BBQ pits were discussed.
- VIII. **Association Business**
 - a. Pool Access Control – On a motion duly made and seconded, the Board approved the \$1677 access control system from Progressive Protection with a box of new cards.
 - b. Pool Cameras – On a motion duly made and seconded, the Board approved the RBO proposal for upgraded cameras with a question about options of an enhanced bird's nest camera.
- IX. **Next Meeting Dates & Schedule**
 - a. The Board tentatively scheduled the next meeting for February 18, 2021, which was later postponed due to the Texas freeze.
- X. **Adjournment** – On a motion made and seconded, the Board adjourned the meeting at 8:16 p.m. to commence the recalled 2020 annual meeting.