



Temple Windmill Farms HOA – Minutes
Thursday, October 20, 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 5:09 pm. Board members Joey Agee, Larry Anderson, Steven Overly, Royce Buchanan and Leilani Kitchings were present meeting quorum. Board member Daniel Van Staaveren, was absent. Representing CSA Management was Association Management Director Ken McManus, CMCA®.
- II. **Prior Board Meeting Minutes:**
 - a. **September 15, 2022 BOD Minutes:** On a motion duly made and seconded, the Board unanimously approved the September 15, 2022 Board meeting minutes with corrections.
- III. **Homeowner Statements/Guests –** Additional owners were also present. One owner spoke regarding assessments and the community in general.
- IV. **President's Report –** The President reported on general items.
- V. **Management Reports**
 - a. Financial Review – The Board reviewed the financial statements and all questions were answered. On a motion duly made and seconded, the Board accepted the unaudited financials as presented.
 - b. Compliance Summary – Management report notated that 364 compliance letters were sent during the period, and 217 issues were being monitored for potential reoccurrence.
- VI. **Committee Reports**
 - a. Architectural Review Committee – No Report.
 - b. Pool Committee – Five new signs were purchased.
 - c. Social Committees – November 5th garage sale, small business, and movie were discussed.
 - d. Landscape, Park & Maint. Committee – No Report.
- VII. **Association Business**
 - a. Reserve CDs – The Board tabled this item.
 - b. Draft 2023 Budget – The Board reviewed the draft budget for final changes.
 - c. Flagpole – On a motion duly made and seconded, the Board approved installing a 40' flagpole at the park once concrete and electrical installation abilities and costs are reviewed.
 - d. Annual Meeting – The Board affirmed the annual meeting will be held on November 17, 2022.
- VIII. **Closed Session Meeting (Executive Session) –** The Board closed for executive session.
- IX. **Open Meeting - Executive Session Summary –** The Board reopened regular session.
 - a. On a motion duly made and seconded, the Board approved \$1,239.08, which includes Jan 1, 2023 as payment in full on account 647 if received before 1/15/2023.
 - b. On a motion duly made and seconded, the Board unanimously denied the payment plan request on account 649.
 - c. On a motion duly made and seconded, the Board unanimously approved waiver of one fee and one fine, but unanimously denied request for funds of their home improvements.
 - d. On a motion duly made and seconded, the Board unanimously approved a \$500 donation to Foundation Church for use of the meeting rooms.
 - e. On a motion duly made and seconded, the Board unanimously approved a \$1,500 bonus to King Green Landscaping.
- X. **Next Meeting Dates & Schedule:** The Board scheduled the next Board meeting for November 17, 2022 at 5:00 p.m. with the Annual meeting to begin at 6:00 p.m.
- XI. **Adjournment –** On a motion made and seconded, the Board adjourned the meeting at 8:31 p.m.