



Temple Windmill Farms HOA – Minutes
Thursday, January 19, 2023 ~ 5:00 p.m.
Foundation Church
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 5:00 pm. Board members Joey Agee, Larry Anderson, Steven Overly, Daniel Van Staaveren, Royce Buchanan and Leilani Kitchings were present meeting quorum. Board member Bryan Holland was absent. Representing CSA Management was Association Management Director Ken McManus, CMCA®.
- II. **Closed Session Meeting (Executive Session)** – The Board closed for executive session.
- III. **Open Meeting - Executive Session Summary** – The Board reopened regular session.
 - a. On a motion duly made and seconded, the majority of the Board approved reducing the disputed fine \$50 on account 1634 with one opposed.
 - b. On a motion duly made and seconded, the Board unanimously approved the attorney moving forward with foreclosure on account number 502.
 - c. On a motion duly made and seconded, the Board unanimously approved the attorney moving forward with foreclosure on account number 513.
- IV. **Prior Board Meeting Minutes:**
 - a. **November 17, 2022 BOD Minutes:** On a motion duly made and seconded, the Board unanimously approved the November 17, 2022 Board meeting minutes with corrections.
 - b. **November 17, 2022 Annual Minutes Draft:** On a motion duly made and seconded, the Board unanimously accepted the November 17, 2022 annual minutes in draft form.
- V. **Homeowner Statements/Guests** – None.
- VI. **President's Report** – The President reported on general items and pool parking.
- VII. **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 317 compliance letters were sent during the period, and 184 issues were being monitored for potential reoccurrence.
- VIII. **Committee Reports**
 - a. Architectural Review Committee – No Report.
 - b. Pool Committee – Prepping for 2023 season (furniture/flags/covers).
 - c. Social Committees – Possible first event in April.
 - d. Landscape, Park & Maint. Committee – No Report.



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IX. Association Business

- a.** Officer and Committee Positions: On a motion duly made and seconded, the following positions were approved by the Board.
 - i.** Joey Agee (President)
 - ii.** Steve Overly (Vice President & Social Chair)
 - iii.** Royce Buchanan (Treasurer & Secretary)
 - iv.** Daniel Van Staaveren (Architectural Review Chair)
 - v.** Larry Anderson (Pool Committee Chair)
 - vi.** Leilani Kitchings (Landscape/Maintenance Chair)
 - vii.** *Bryan Holland (Park Chair)*
- b.** Electrical Lighting Proposal – On a motion duly made and seconded, the Board approved moving forward with the CWS proposal for new pool and flagpole light NTE \$15,000.
- c.** Pool Opening Schedule – On a motion duly made and seconded, the Board approved opening the pool on May 5, 2023 with card access and the grand opening on Memorial Day weekend. Pool staff may or may not be available on weekends prior to the grand opening.
- d.** Reserve CDs – On a motion duly made and seconded, the Board approved moving excess operating funds into an additional 30 day auto-renew CD.

- X. Next Meeting Dates & Schedule:** The Board confirmed the date of the next Board meeting for Feb 16, 2023 at 5:00 p.m.

- XI. Adjournment –** The Board unanimously adjourned the meeting at 6:55 p.m.