



Temple Windmill Farms HOA – Minutes
Thursday, July 20, 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 5:07 pm. Board members Joey Agee, Royce Buchanan, Larry Anderson, and Leilani Kitchings were present meeting quorum. Board member Daniel Van Staaveren was excused. Board member Bryan Holland was absent. Representing CSA Management was Association Management Director Ken McManus, CMCA®, AMS®.
- II. **Board Member Resignation –** The Board declared a seat vacancy resulting from the resignation of Steve Overly in writing earlier in the month.
- III. **Board Member Appointment**
 - a. A motion was made and seconded to appoint Lucas Tomczak to the Board. After discussion, the motion was passed unanimously.
 - b. On a motion duly made and seconded, the Board approved Lucas Tomczak to fill the VP officer position on the Board.
- IV. **Closed Session Meeting (Executive Session) –** The Board closed for executive session.
- V. **Open Meeting - Executive Session Summary –** On a motion duly made and seconded, the Board approved unanimously the following actions.
 - a. The fee waiver request for account 647 was denied.
 - b. The fee waiver request for account 1792 was denied.
 - c. Proceeding with foreclosure on account 908 was approved
 - d. Proceeding with foreclosure on account 1107 was approved.
- VI. **Homeowner Statements –** The Board read statements regarding lemonade stands, waste container locations, and cameras previously submitted in writing by owners.
- VII. **Prior Board Meeting Minutes:**
 - a. **May 18, 2023 BOD Minutes:** On a motion duly made and seconded, the Board unanimously approved the May 18, 2023 Board meeting minutes as presented.
- VIII. **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. CD Options – On a motion duly made and seconded, the Board approved consolidating funds into a 6-month jumbo CD for a higher rate of interest return on reserves.
- IX. **Committee Reports**
 - a. Architectural Review Committee – No report.
 - b. Pool Committee – Items for vote under Association business.
 - c. Social Committees – Possible: back to school, Labor Day, small biz, movie night
 - d. Landscape & Maintenance – Okay.
 - e. Park Committee – All reported okay.
- X. **Next Meeting Dates & Schedule:** The Board set the next Board meeting for Aug 17, 2023 at 5:00 p.m.
- XI. **Adjournment –** The Board unanimously adjourned the meeting at 8:45 p.m.