

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF WINDSOR HILLS HOMEOWNERS' ASSOCIATION, INC. HELD ON THURSDAY, JANUARY 30, 2020, AT 5:00 PM AT CLUB WINDSOR, 1 WINDSOR HILLS CIRCLE, THE WOODLANDS, TEXAS 77384

DIRECTORS PRESENT

Rob Miller, President
Dave Hunter, Vice-President
Ron Clinger, Treasurer
Carlos Wehby, Secretary
Belton Byrd, Director
Gail Pope, Director

DIRECTORS ABSENT

Elaine Ferguson, Director

IN ATTENDANCE

Thirty five (35) homeowners were in attendance;
Tammy Hench, Clubhouse Manager
From LEAD: Doreen Stryjek (Sr. Client Manager)

PRESENTATION BY JOHN POWERS, THE ASSISTANT GENERAL MANAGER OF THE COMMUNITY SERVICES DIVISION OF THE WOODLANDS TOWNSHIP

Mr. Rob Miller introduced Mr. John Powers, the Assistant General Manager of the Community Services Division of The Woodlands Township. Mr. Powers explained the far reaching services the Community Services Division provides to the residents of The Woodlands, one of them being the maintenance and longevity of the parks, wetlands, recreational locations throughout The Woodlands. The most pressing issue currently is the feral hog growing population and destruction. Stage 1 of the fencing project at Windsor Hills has been completed to keep the hogs out of the community with Stage 2 to start shortly. Mr Powers stated that this deterrent seems to be working. There have been a number of areas throughout and around The Woodlands where trapping has been instituted. Population control is first and foremost in the fight to slow the continuing increase in the population and resulting damage. He encouraged residents to go to the Texas A&M Arigilife Extension website for more information, open forum events, and to help identify moving locations of the hogs. Mr. Powers went on to explain that at this time, Judge Mark Keough and State Representative Steve Toth are working with a large number of entities to battle this situation. Senator Kevin Brady has also volunteered to assist.

CALL TO ORDER

Due notice of the meeting having been given and a quorum being present, Rob Miller, President, called the meeting to order at 5pm. Doreen Stryjek, LEAD Client Manager, assisted in recording the minutes.

ADOPTION

On a motion duly made, the agenda was adopted unanimously.

CONSIDERATION OF MINUTES

On a motion duly made, the minutes of the meeting held December 5, 2019 were approved as presented unanimously. On

TREASURER'S REPORT

Mr. Ron clinger presented the attached Treasurer's Report which was accepted as presented.

CLUB MANAGER'S REPORT

Mrs. Tammy Hench presented the attached Clubhouse Report which was accepted as presented.

LEAD MANAGEMENT'S REPORT

Ms. Doreen Stryjek presented the attached Management Report which was accepted as presented.

COMMITTEE REPORTS

Activities and Trips: Ms. Gail Pope presented the Activities and Trips Report which was accepted as presented.

Garden Club: Ms. Marka White presented the Garden Club Report which was accepted as presented.

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Clubhouse and Grounds: Mr. Dave Hunter presented the attached Clubhouse and Grounds Report which was accepted as presented.

Firewise: Mr. Hunter presented the Firewise report which was accepted as presented.

Communications: Mr. Belton Byrd presented the Communications report which was accepted as presented.

Finance: Mr. Ron Clinger presented the attached Finance Report which was accepted as presented.

Landscape: Mr. Carlos Wehby presented the attached Landscape Report which was accepted as presented.

Community Well Being Initiative: Ms. Nora Dool presented the attached Community Well Being report which was accepted as presented.

Neighborhood Standards: Mr. Rob Miller presented the attached Neighborhood Standards report which was accepted as presented.

ADDITIONAL BUSINESS

- A motion to approve the purchase from existing funds in the Reserve Account of a certificate of deposit at BBVA Bank in the amount of \$100,000 for an 18-month term paying 1.55% was made. On a motion duly made, said action was approved unanimously by all present Board members.

ADJOURN TO OPEN FORUM AND EXECUTIVE SESSION

Open Forum:

- Barry Sinclair suggested the Board recommend to the residents different security/monitoring companies residents could use should the HOA discontinue the current services pending the survey outcome.
- Marka White wanted to thank Dave Hunter for all his hard work on the house painting project. She went on to say that she is very happy with how her home was repaired and painted.
- Diane Bass expressed her excitement that all 21 political candidates she invited to the "Meet the Candidates" have responded affirmatively and are planning to attend.
- Mauri Hanley ask about what constitutes "Favorable Conditions" for Southern Painting to paint. Dave Hunter responded that if it is 55 degrees or below or drizzling/raining, painting cannot happen. If it is too hot and/or humid, painting cannot happen then, either.
- Karen Morris expressed her unhappiness that the HOA decided to end the Grandkids Swim event. She thanked the volunteers for their help and contribution over the years. Ms. Morris stated that new volunteers needed to step forward and she would be happy to take on the responsibility of coordinating this event.
- Joe Naylor also expressed his displeasure about the Grandkids Swim event being cancelled. He stated that before the Board made these kinds of decision, they should do the following:
 - Send out notices to the residents for their input
 - He stated that the Board should take on the "Resident Democracy" approach – listen and vote
 - He suggested that the HOA should charge for the event
 - The HOA should reach out and ask for volunteers
 - Mr. Naylor stated that he would also be happy to take on the responsibility of coordinating this event.

RECONVENE FROM OPEN FORUM AND EXECUTIVE SESSION

- On a motion duly made and seconded, the Board voted to discontinue the Grandkids Swim event due to the liability to hold the event without the contracted pool company supplying lifeguards.
- On a motion duly made and seconded, the Board voted to only continue the Easter Egg Hunt if enough volunteers step forward to coordinate and oversee the full event.

- On a motion duly made and seconded, the Board voted to continue the "Breakfast with Santa" event.

ADJOURNMENT

There being no further business, the meeting adjourned at 7:30 pm.

Respectfully submitted,

Secretary



Date

2/27/2020

Chairman



Date

2/27/2020