



Windsor Lakes

IN THE WOODLANDS

Windsor Lakes Homeowners Association Inc.



Board of Directors Meeting

August 31, 2021

Agenda



- **Call To Order & Adopt Agenda**
- **Approval of Minutes from June 29, 2021, Board Meeting**
- **Ratify the motions that were voted on by email by the Board.**
- **President's Report**
 - **Flock Safety**
 - **HVAC Update**
 - **COVID-19 Update⁺**
- **Vice President's Report**
 - **Clubhouse Update**
 - **Fitness Room Update**
 - **Pool Update**
- **Secretary's Report**
 - **Architectural Review Committee (ARC) Report**
- **Treasurer's Report**
 - **Financials**
 - **Accounts Receivable**
 - **Amended Townhome Insurance Resolution**
 - **Notary**
- **Property Manager's Report**
 - **Landscaping Update**
 - **Zero-Lot Update**
- **Community Manager's Report**
- **Questions & Answers**
- **Next Meeting – October 26, 2021**
- **Move to Executive Session – If Applicable**

Motions Voted on by Email

- 8/11/2021 Approved Mailbox King bid to repair main entrance gate damaged by tree company truck. Tree company agreed to reimburse Windsor Lakes.
- 7/29/2021 Approved Flock Safety to install 2 security cameras; 1 (one) at each entrance. On 8/4/2021 additional approval to provide power to South Entrance Camera due to placement.
- 7/28/2021 Approved D&C Contracting, Inc. for drainage issues from common areas onto private lots.
- 7/26/2021 Approved Kingwood Pressure Washing Windsor Lakes' Bridges.
- 7/23/2021 Tri-140 Pool Filter Replacement.
- 7/16/2021 Pool Items:
 - Item #1 - Replace C-series pump with Eq Pump.
 - Item #2 -Install CAT 2000 Chemical System and 2 Stinner pumps on wader pool (Spa).
 - Item #3 & #4 -Install leveler autofill for main pool and the Spa.

President's Report



- **Flock Safety**
- **HVAC Update**
- **COVID-19 Update⁺**

flock safety



Why Flock Safety Security Cameras?

“Your safety doesn’t need to stop at your front door. Flock Safety helps HOAs, Neighborhood Associations, and law enforcement work together to capture the objective evidence needed to reduce crime rates, improve neighborhood security, and protect home values. We’ve created the most user-friendly, least invasive way for communities to stop crime.”

flock safety



“Flock Safety protects us from neighborhood crime with LPR (license plate recognition) cameras that see like a detective. Flock’s devices capture objective evidence, like license plates and vehicle details, and send real-time alerts to law enforcement so they can take action, even while we sleep.”

flock safety



- 1. What prompted this project ?**
- 2. What was age and condition of the video equipment they replaced ?**
- 3. What was the cost ?**
- 4. Have there been any crime or incidents ?**

flock safety



Windsor Lakes HOA has partnered with Conroe Police Department and technology company Flock Safety to deploy an innovative safety program designed to solve and reduce crime.

Windsor Lakes has installed Flock Safety's high-tech license plate recognition cameras, which use machine learning to detect license plates and vehicle details so, in the event of a crime, police have the evidence they need to solve the case.

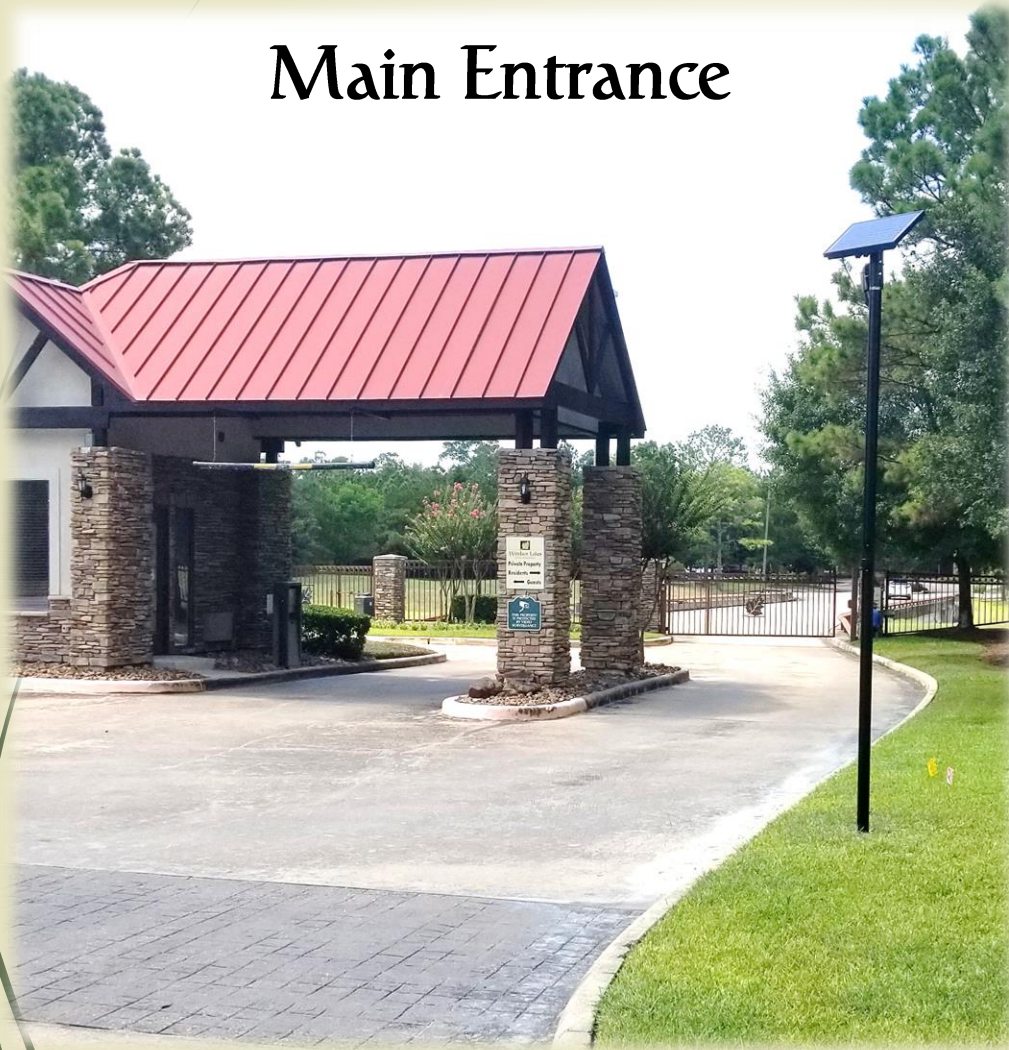
Approximately 70% of crime is committed with a vehicle, so a clear photo of a license plate is very likely the best piece of evidence police need to investigate a crime. When connected directly to local police, **Flock cameras also send real-time alerts to law enforcement if they detect a stolen vehicle, vehicle associated with a suspect on a national or state crime database, or missing person.**

The camera system is highly effective, reducing crime up to 70% in communities across the country.

flock safety



Main Entrance



flock safety



South Entrance



This Camera's positioning required connection to power.



HVAC

President's Report – HVAC Update

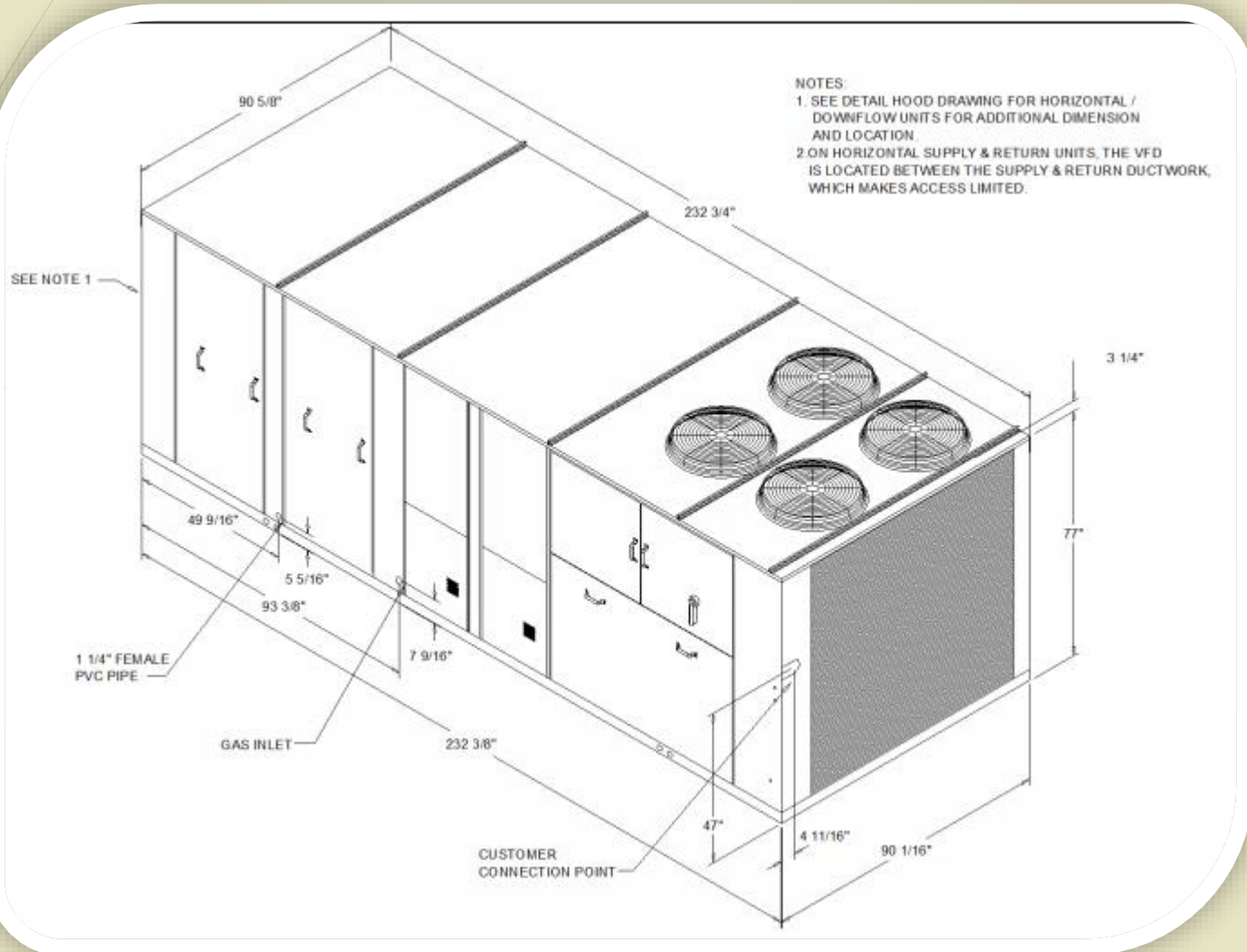




15+ Year Old System



New 50-Ton Unit – To Be Installed Thursday 9/2/2021



President's Report – HVAC Update



**Clear
the
Way!**







COVID-19+ Update



NEW

Emergency Resources

- Emergency Numbers
- COVID – 19 Links
- Local Radio & TV Station
- Local Fire Station
- Hurricane Preparedness Guide
- Mo. Co. Website Link
- Emergency Mgt. Links...

HOME ACTIVITIES » MAINTENANCE » HOA & BOARD INFO » DOCUMENTS CONTACT US » STERLINGASI FOR SALE BOJ UPDATE EMERGENCY

Windsor Lakes
IN THE WOODLANDS

Emergency Resources

During an Emergency Involving Windsor Lakes – You Are Encouraged to Use Resources On This Page

Emergency Numbers

Important Phone Numbers

Safety & Medical

Emergency 9-1-1

Conroe Fire Department non-emergency	936-760-4488
Conroe Police Department non-emergency	936-756-5588
Fire or Ambulance Dispatch	936-441-6243
Police Information Center	1-800-323-3232
Crime Stoppers of Montgomery County	936-539-7667
FBI Houston	713-493-5800
Texas Department of Safety	856-539-3221

Please report suspicious activity and or solicitors to the Conroe Police Department at their non-emergency line, 936-756-5588

If no answer, CALL 9-1-1

Please do not call the clubhouse!

⇒ Calling the Clubhouse will only DELAY the Conroe Police from responding. The Staff are NOT to engage with solicitors or put themselves in harms way.

COVID-19

[Montgomery County Public Health – Facebook Page](#)

Vice President's Report



- **Clubhouse Update**
- **Fitness Room Update**
- **Pool Update**

Vice President's Report – Clubhouse Update



Vice President's Report

Masks



As you all know, COVID-19 and its' Variants continue to run rampant in the communities in and around Houston. Because of this the CDC and the HOA Board encourage ALL residents and visitors to wear appropriate face masks or face coverings when coming to the Clubhouse Lodge or when participating in any lodge activities or events.

All of us are tired of wearing these masks but for the safety of all residents, please remember to wear your mask and perform social distancing whenever possible.

The Windsor Lakes HOA Board thanks you for your cooperation in this matter.

Fitness Equipment



PRECOR

The Vitality™ Series



Vice President's Report – Fitness Equipment Videos



New Strength Equipment Videos

PRECOR CHEST PRESS TRAINING VIDEO



The Vitality™ Series Chest Press features comfortable, oversized grips with multiple positions, an adjustable back pad for desired pre-stretch start position and an adjustable seat for proper exercise height and form. Users can easily engage the add-on weight with a simple push of a lever to increase the work load.

Vice President's Report – Fitness Equipment Videos




From the Home Page

Windsor Lakes HOA Board of Directors Meeting

Notice of Regular Meeting for Residents
Tuesday, August 31, 2021 – 7 PM
Zoom and YouTube Live – Only

[Click Here for More Information](#)

New Fitness Center Strength Equipment Installed and Ready to Use



PRECOR The Vitality™ Series

Click [HERE](#) to view training videos.

Vice President's Report – Fitness Equipment Videos



The screenshot shows the Windsor Lakes website. The top navigation bar includes: HOME, ACTIVITIES, MAINTENANCE, HOA & BOARD INFO, DOCUMENTS, CONTACT US, STERLINGASI, FOR SALE, BOD UPDATE, and EMERGENCY. A dropdown menu is open under 'ACTIVITIES', listing: ACTIVITY LIST AND CONTACT PERSON, BOCCIE BALL, CLUBHOUSE ACTIVITIES CALENDAR, FITNESS CENTER (highlighted), HOURS-CLUBHOUSE, POOL AND FITNESS, LIBRARY & BOOK CLUBS, PHOTOS, PICKLEBALL - WINDSOR LAKE'S NEWEST AMENITY, VETERANS, and VOLUNTEER. An orange arrow points from the 'FITNESS CENTER' menu item to a news article titled 'Windsor Lakes HOA Board of Directors Meeting'. The article text reads: 'Notice of Regular Meeting for Residents Tuesday, August 31, 2021 – 7 PM Zoom and YouTube Live – Only' with a link 'Click Here for More Information'. Below this is another article titled 'New Fitness Center Strength Equipment Installed and Ready to Use' featuring five pieces of Precor 'The Vitality Series' gym equipment. A link 'Click HERE to view training videos.' is at the bottom.


From the Menu Bar

Windsor Lakes HOA Board of Directors Meeting

Notice of Regular Meeting for Residents
Tuesday, August 31, 2021 – 7 PM
Zoom and YouTube Live – Only

[Click Here for More Information](#)

New Fitness Center Strength Equipment Installed and Ready to Use


PRECOR The Vitality™ Series

Click [HERE](#) to view training videos.

Vice President's Report – Fitness Equipment Videos



Six Videos!

HOME ACTIVITIES » MAINTENANCE » HOA & BOARD INFO » DOCUMENTS CONTACT US » STERLINGASI FOR SALE BOD UPDATE EMERGENCY



Fitness Center

New Strength Equipment Videos

PRECOR CHEST PRESS TRAINING VIDEO



The Vitality™ Series Chest Press features comfortable, oversized grips with multiple positions, an adjustable back pad for desired pre-stretch start position and an adjustable seat for proper exercise height and form. Users can easily engage the add-on weight with a simple push of a lever to increase the work load.

PRECOR LEG EXTENSION/LEG CURL TRAINING VIDEO



Vice President's Report – Pool Update



Secretary's Report



Windsor Lakes Neighborhood Standards /ARC Committee

This report covers the period June 23, 2021, thru August 25th, 2021. ARC submittals are being processed by email. The committee has been processing forms as they arrive.

ARC SUBMITTALS:

17 Submittals Approved:

Enclose patio 2

Generator 6

Gutters 1

Landscape 1

Lights outdoor 1

Pergola 1

Roof 1

Tree Removal 4

Request under Board Review 1

There were no violations reported to the committee for the period.

Treasurer's Report



- **Financials**
- **Accounts Receivable**
- **Amended Townhome Insurance Resolution**
- **Notary**

Treasurer's Report – Financials & AR

Windsor Lakes HOA
August 2021 Board Meeting
Financial Report Summary
YTD Statement of Operations as of June 30, 2021
(Amounts in Dollars)

	<u>Actual</u>	<u>Budget</u>
A. Year to Date Total Assets	\$ 3,049,850	
Operating Fund	1,154,736	
Accounts Receivable	15,769	
Replacement Funds	1,863,612	
Prepaid Expenses	15,732	
B. Total Liabilities and Equity	\$ 3,049,850	
Total Current Year Accounts Payable	139,436	
Total Accumulated Operating Retained Earnings	1,046,802	
Total Replacement Prior Year Reserves and YTD Income	2,285,934	
YTD Replacement Reserve Expense	<u>(422,322)</u>	
Net Replacement Reserve	1,863,612	
Townhome Roof Reserve	572,788	
Other Surplus Fund Balance	<u>1,290,824</u>	
	1,863,612	
C. Year to Date Income	591,983	578,789
Expenses	590,057	579,890
Year to Date Operating Balance	\$ 1,926	\$ (1,102)
<p>Revenues are up \$13,195 mainly due to initiation fee income (\$12,125), 1st quarter interest (\$2,242), late and legal fees (\$4,127), partially offset by timing of entertainment revenue (\$6,215). Expenses are up \$10,167 due to reserve expenses erroneously charged to operating (\$23,837), timing of common mulch payment (\$6,475), outside lighting maintenance/repairs (\$3,111), partially offset by timing of property tax (\$3,975), clubhouse activities (\$3,607), refinishing front doors (\$2,250), townhome roof/exterior maintenance (\$1,900), payroll (\$6,508), and utilities (\$4,917).</p>		
D. Current Month Income	95,834	95,340
Current Month Expenses	124,125	96,648
Month Operating Balance	\$ (28,291)	\$ (1,309)
E. Accounts Receivables in Arrears		
1 month or less	59	5,122
2 months	6	2,467
3 months	3	1,846
> 3 months	2	3,131
	<u>70</u>	<u>12,566</u>
Change from April	(15)	(2,900)

Treasurer's Report – Amended Townhome Insurance Resolution



WINDSOR LAKES HOMEOWNERS ASSOCIATION, INC.

AMENDED RESOLUTION CONCERNING INSURANCE MATTERS

STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

WHEREAS, Windsor Lakes Homeowners Association, Inc. (the "Association"), is the governing entity for Windsor Lakes, Sections 1-11, additions in Montgomery County, Texas, according to the maps or plats thereof, recorded in the map records of Montgomery County, Texas, under Clerk's File Nos. 2002-131351, 2002-131514, 2002-131516 / 2003-056902, 2003-045017, 2003-045526, 2002-131688, 2004-020265, 2004-020276, 2004-048654, 2004-048655 and 2004-128282, respectively, along with any amendments or supplements thereto (the "Subdivision"); and

WHEREAS, the Subdivision is subject to the Declaration of Covenants, Conditions, and Restrictions for Windsor Lakes, recorded in the Real Property Records of Montgomery County, Texas, under Clerk's File No. 2003-068161, along with any amendments and supplements thereto (the "Declaration"); and

WHEREAS, Article VII of the Declaration, "Insurance and Casualty Losses", outlines the insurance coverage requirements for the Association and for all Townhome (Unit) Owners; and

WHEREAS, Article VII of the Declaration specifies that the premiums for all insurance, which is the obligation of the Association to provide for the benefit of the whole Association, shall be a common expense of the Association; and

WHEREAS, Article VII of the Declaration further states that the premiums for insurance, which is for the benefit of the Units only, will be apportioned equally among the Units and shall be included in the additional assessments paid only by the Unit Owners; and

WHEREAS, Article VII of the Declaration states that the insurance policies for the Association may contain reasonable deductibles; and

WHEREAS, the Association has previously adopted rules and regulations governing the administration of insurance coverage for the Units, recorded in the Montgomery County, Texas, Real Property Records, under Clerk's File No. 2010091787 (the "Insurance Resolution"); and

WHEREAS, to preserve the ability of the Association to obtain the insurance policies required by the Declaration, the Board of Directors deems it necessary to adopt and enforce an equitable policy regarding the liability for payment of the insurance deductible, and the administration of insurance claims, on the Association's insurance policies, and to amend its Insurance Resolution to conform to changes in insurance policies;

NOW THEREFORE, pursuant to the foregoing, and as evidenced by the Certification hereto, the Association, through its board of directors, hereby adopts, establishes and imposes on the Subdivision, the following Rules and Regulations, and hereby amends its Insurance Resolution to be replaced in its entirety, by the following:

Treasurer's Report - Notary



Free to Residents!

Property Manager's Report



- **Landscaping Update**
- **Zero-Lot Line Update**

Property Manager's Report Landscaping Update



Property Manager's Report Windsor Lakes' Bridges



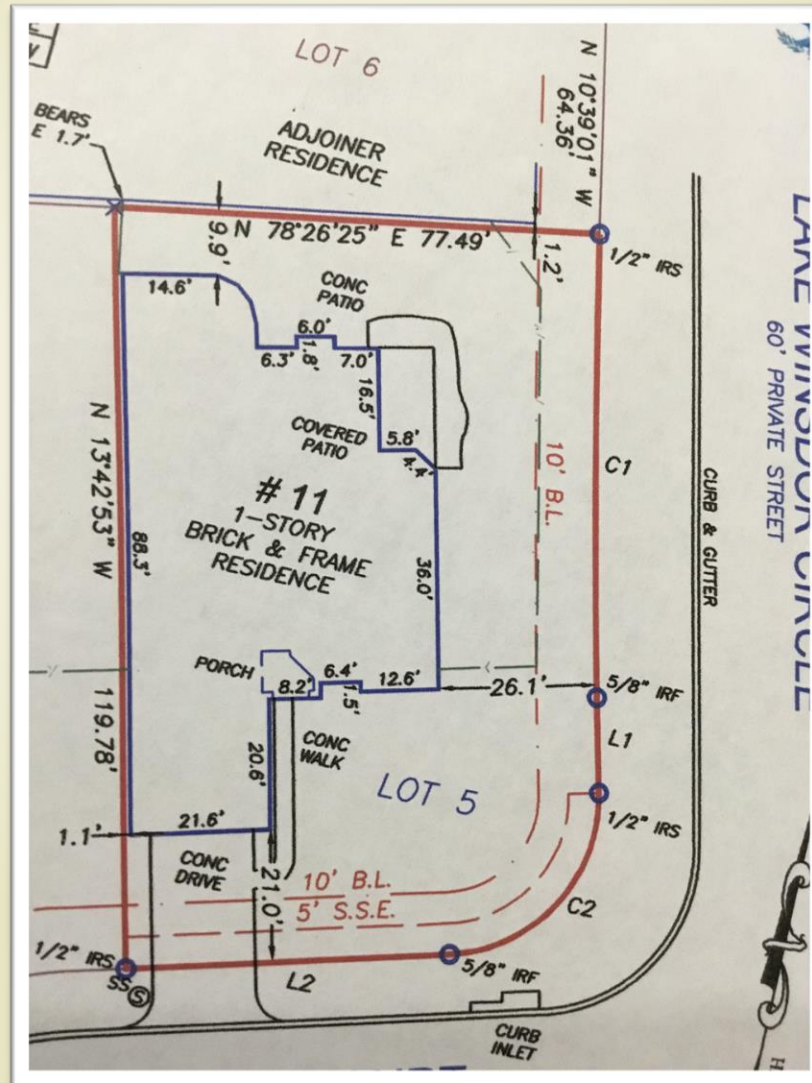
Almost 5 Years Ago...

2016/17 Review

...the lake bridges, with a build-up of 13 years of grime and a type of fungus that had formed around the edges, required professional attention that was environmentally friendly.



Property Manager's Report – Zero Lot Line



Community Manager's Report



- ▶ **Lynda Shelton, Sterling Association Services, Inc.**



Questions?



Pre-Submitted Questions



Question 1

Why has more trees and underbrush have been removed on the East side of the Clubhouse near the Pickle Ball and Bocce Ball courts?

I would suggest the HOA board consider the following from The Windsor Lakes Residential Development Standards part 26 covering Landscaping and Tree Removal:

“Residential lots and units in Windsor Lakes have been developed to preserve as much of the natural forest as possible. Native vegetation is the single most important landscape element in the community. It provides the unity and constant “sense of green” that is of immeasurable value to the visual pleasure and enjoyment of the outdoor experience. The preservation of native vegetation, tree canopy, under story, and forest floor is strongly encouraged.”

Is this for additional Golf Cart parking? The parking of golf carts amongst the trees is not attractive.

Pickle Ball and Bocce are physical activities, and the participants should be capable of walking from a designated parking area. The driving of golf carts across our sidewalks is also prohibited by rules and guidelines approved by the Board.

I think the Pickle Ball and Bocce courts are a great addition to our neighborhood, but the continuing changes in landscaping around this area is concerning and unnecessary.

Ronnie Pullig

Pre-Submitted Questions



Question 2

Reference the installation of the Flock cameras at our gates, I have the following questions:

1. What prompted this project ? Have there been any crime or incidents ?
2. What was the cost ?
3. What was age and condition of the video equipment they replaced ?

Respectfully, Jack Burger

ZOOM Questions



Raise Your Hand

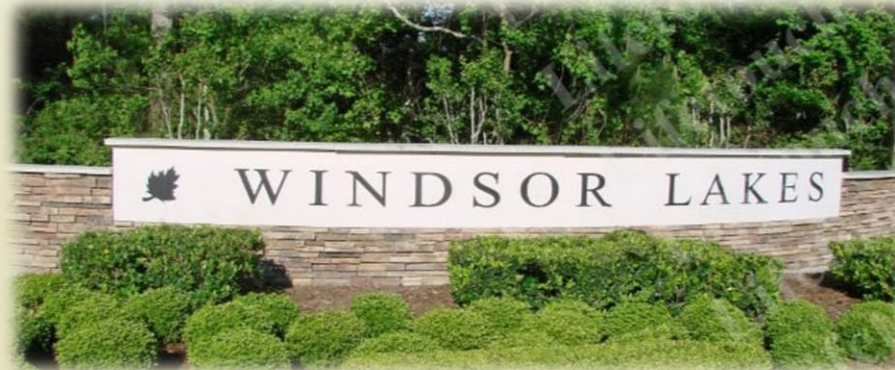
Remember to Unmute When Called Upon



Next Meeting



October 2021						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						





Windsor Lakes

IN THE WOODLANDS

Windsor Lakes Homeowners Association Inc.



Board of Directors Meeting

August 31, 2021