



CALL TO ORDER AND ADOPT AGENDA

A quorum having been established, President Mike Miller called the meeting to order at 7:00 pm. Board members in attendance were Michael Dalke - Vice President, Janet Tooman - Treasurer, Patrick Cleary - Secretary and Jim Cherry - Board Member at Large. Also in attendance via ZOOM was Leigh Pollard with Sterling ASI and fifty-four (54) residents. A motion was made, seconded, and passed unanimously to approve the agenda as written.

MINUTES

A motion was made, seconded and passed unanimously to approve the minutes of the June 29, 2021 Board of Directors meeting as written.

SUMMARY OF APPROVALS OUTSIDE OF MEETING

M. Miller advised the board approved the following:

- Repair of the gate by Mailbox King. The gate was damaged by a local tree truck service and reimbursed to the association by the company.
- Flock Safety, two LPR (license plate recognition) cameras; one at each gate in the amount of \$5,000 per year.
- Electricity was require to the south gate to power the LVR camera because solar power is not an option in that location.

PRESIDENT'S REPORT

M. Miller reported on the following:

- COVID-19 – The association has added information available through various local, governmental, etc. websites directly onto the association's website for ease of access to the membership.
- Flock Safety – M. Miller advised one of the deciding factors in the board moving forward with Flock Safety was the \$10,000+ to replace the broken camera at the south gate which included having to manually download the information from the gate camera onto a computer taken with you onsite. Some of the other determining factors were a lot of community input, research and meetings with Sergeant Smith of the Conroe Police Department. Conroe PD installed nineteen cameras in the Conroe area during Phase I.
- HVAC – The 50-ton custom-built air-conditioning unit is replacing one that is fifteen years old.

VICE PRESIDENT'S REPORT

M. Dalke provided the following:

- Fitness Room – Six new pieces of equipment were installed and instruction for use provided.

- Pool – The three pool pumps were replaced, six pool lights repaired and four canopies cleaned. Projects for the future include LED lighting, cleaning or replacing the picnic area canopies, new pool loungers and new dining tables with chairs.
- Clubhouse – At the request of the membership, the association is going to order logo caps, t-shirts and polo's for sale at the clubhouse as in the past. Masks need to be worn in the clubhouse.

SECRETARY'S REPORT

- Architectural Review – P. Clearly noted there have been seventeen improvement approvals over the last sixty days.

TREASURER'S REPORT

- Financials – J. Tooman reviewed the financial statements for the month ending June 30, 2021 which indicated an operating balance in the amount of \$1,154,736, a reserve fund balance of \$1,290,823.92 and the townhome reserve fund balance of \$572,787.88.
- Townhome Insurance Resolution – A motion was made, seconded and passed unanimously to approve the revised policy written by the committee and reviewed by the board and attorney for the association.
- Notary – Louise McTear with the clubhouse staff will be receiving her notary and upon receipt, the service will be available to the membership at no charge.

PROPERTY MANAGER'S REPORT

- Landscape – J. Cherry thanked the community volunteers for their assistance in upgrading the entry and power washing the three bridges to help make a positive first impression to visitors and home buyers.
- Lake - A motion was made, seconded and passed unanimously to approve the association purchase of 400 Florida large-mouth bass, one to two inches long to feed on the existing perch, at a cost of \$1,142.00.
- Zero Lot Line – J. Cherry noted the zero lot line issues are a neighbor-to-neighbor discussion and feels put plainly, the written information would benefit everyone in the community. An article was written for the newsletter.

COMMUNITY MANAGER REPORT – STERLING ASI

M. Miller explained Drew Jones was out for a medical emergency.

QUESTIONS AND ANSWERS

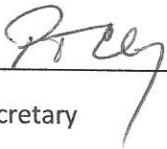
The following answers were provided for pre-written and oral questions:

- Regarding the removal of forest underbrush and trees, the association only removes what is absolutely necessary and follows The Woodlands guidelines. There was one dead pine tree and two invasive Japanese Tallows removed near the bocce and pickleball courts. The open space remaining is for three benches.
- The pool pH is monitored through an automatic system attached to the pool and chemicals are added when a deficiency is detected.

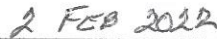
NEXT MEETING SCHEDULED FOR OCTOBER 26, 2021, 7 PM

ADJOURN

There being no further business to come before the Board, M. Miller properly adjourned the meeting at 7:53 pm.



Secretary



Date

Minutes of the Windsor Lakes Homeowners Association
August 31, 2021