



WELCOME



TO THE WINDSOR LAKES HOA 15TH ANNUAL BOARD OF DIRECTORS MEETING!

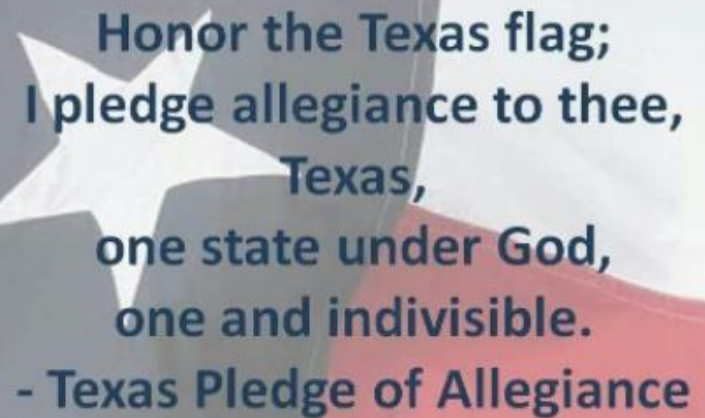


PLEASE STAND



Buzzle.com

I pledge allegiance to the Flag of the
UNITED STATES OF AMERICA,
and to the Republic for which it stands,
one Nation under God, indivisible,
with liberty and justice for all.



Honor the Texas flag;
I pledge allegiance to thee,
Texas,
one state under God,
one and indivisible.
- Texas Pledge of Allegiance

AS WE HONOR THE UNITED STATES AND TEXAS FLAGS!



WINDSOR
lakes

Windsor Lakes Homeowners Association

2022 Annual Meeting



ORDER OF BUSINESS

- Call To Order, Welcome, Introductions
- Approval of 2021 Meeting Minutes
- President's Report – 2021/2022 Review & Look Ahead to 2022/2023
- Treasurer's Report – 2021 Financial Report & 2022 Budget
- Service Recognitions
- New Board Members Affirmation
- Open Forum
- Adjournment



AGENDA

ANNUAL MEETING

4/23/2022



Board Members

- **Mike Miller**, President
- **Michael Dalke**, Vice President
- **Janet Tooman**, Treasurer
- **Patrick Cleary**, Secretary
- **Jim Cherry**, Property Manager

Community Manager

- **Drew Jones**, – Sterling Association, Services Inc.



Introductions

Welcome by Board



Homeowners Association

MISSION STATEMENT

As Board members we give of our time and talents to fulfill...

“The mission of our association is to maintain and grow the value of our community and individual homes, while providing a desirable quality of life for all residents.”



Homeowners Association

WINDSOR LAKES HOA BOARD

- ✓ This has been our 15th year as a homeowner association, representing all homeowners as the Board of Directors.
- ✓ We are pleased to tell you that our association is financially sound, and the mission of the association is being achieved.

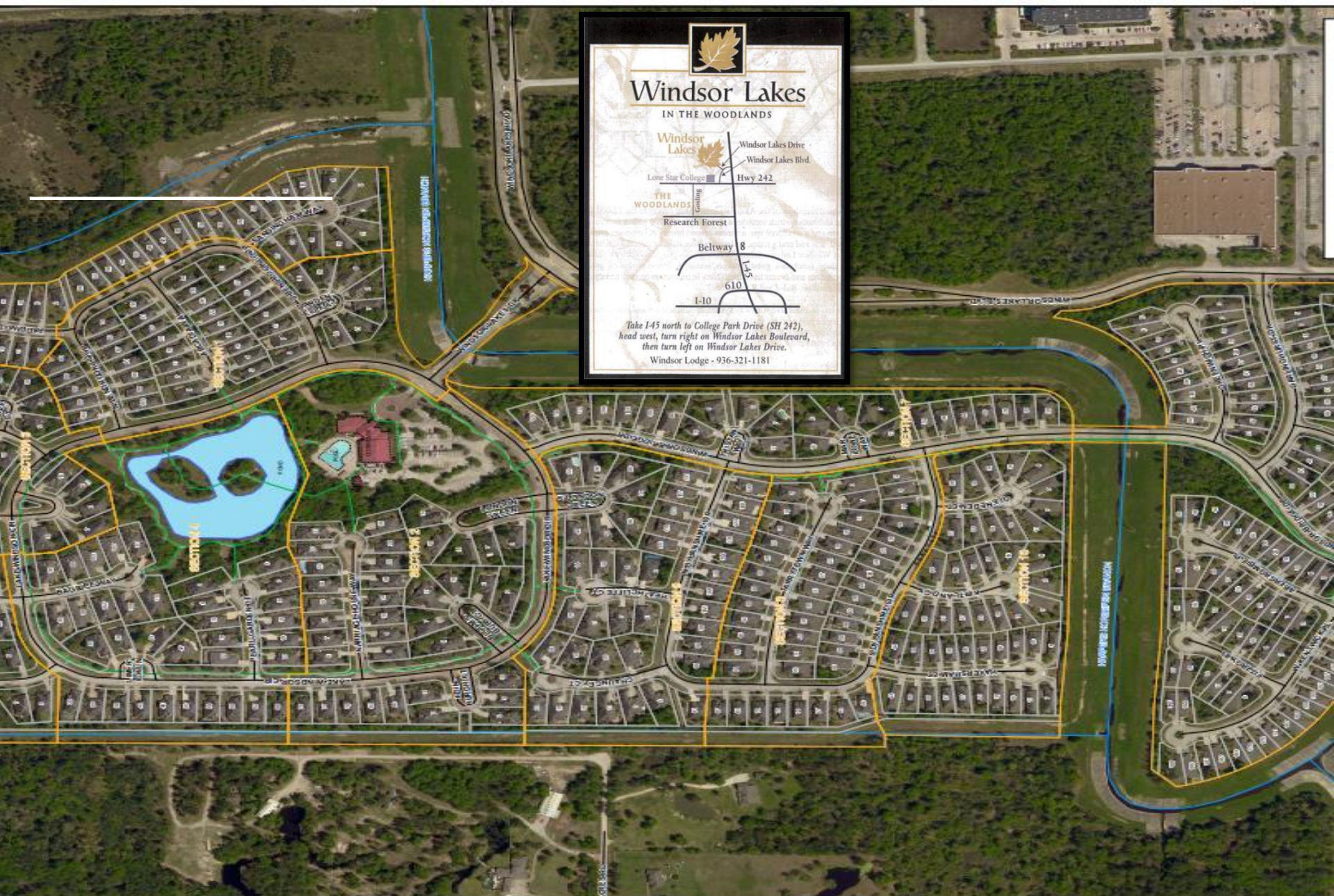



2021/2022 Report

ROLE OF THE HOA BOARD

- **Protect homeowner values.**
- **Supervision of association business.**
 - Contracts, Insurance, AP, Financial Management, Collections.
- **Governance of Association**
 - Developing policy to manage association & daily operation.
- **Fostering Community**
 - Oversight of facilities, property, amenities & activities to promote resident interaction






Windsor Lakes
IN THE WOODLANDS

Windsor Lakes Drive
Windsor Lakes Blvd.
Hwy 242

Lone Star College
THE WOODLANDS
Research Forest

Beltway 8
I-10
610
145

Take I-45 north to College Park Drive (SH 242),
head west, turn right on Windsor Lakes Boulevard,
then turn left on Windsor Lakes Drive.
Windsor Lodge - 936-321-1181



Windsor Lakes

IN THE WOODLANDS

Realtor Information Packet



Amenities Include
12,000 sq. ft. Clubhouse
Full-Time Staff
125K gallon Pool + SPA
Fitness Room
Library & Computer Room
Pool Tables
Shuffleboard
Arts & Crafts Room
Ballroom with Stage +
Audio Visual System +
Programs & Speakers
Catering Kitchen & more
Outdoor Activities
Bocce Ball Court
Pickleball Court
Extensive Walkways Around the
Community, Lake & Bridges
Gate & Bridge which connects to the
Lone Star College

The natural place for Active Adults to call home.

2021/2022 Report



As a restricted 55+ community there are certain requirements set by the U.S. Department of Housing and Urban Development.



The key **HUD** requirement is that at least **80%** of Windsor Lakes households have at least one resident aged 55+. Our number is **98%**.

Windsor Lakes Resident Profile
In tracking this data, a detailed analysis of the demographic information reveals some interesting information about us.

April 2022 Survey

Population	849	-38
Average Age	76	+1
Male	39%	
Female	61%	
Oldest	99 Years Old	
Youngest	28 Years Old	



Board of Directors' Responsibilities

INCLUDE...



BOARD OF DIRECTORS RESPONSIBILITIES INCLUDE...

Clubhouse

- Staff
- Fitness
- Pool
- Parking Lot
- Security
- Safety
- Indoor Amenities

Governance & Communications

- Standards
- Legal
- HUD Compliance
- Management Company Liaison
- Communications (Newsletters, etc.)
- Board Meetings

Property Manager Community

- Entrance Gates
- Common Areas Lawn Care and Tree Trimming
- Fountains
- Outdoor Amenities Maintenance
- Sidewalk Repair
- Bridges (Inspection)
- Streets
- Guard House

Treasurer

- Financials
- Accounts Receivable
- Tax & Audit
- Reserves
- Insurance – Property & Townhomes
- Cash & Investments

Secretary

- Minutes
- ARC Liaison
- Board Action List

Residential

- House Painting
- Front Door Refinishing
- Fences (Wood & Metal)
- Townhome Roof Replacement
- Residential Standards Compliance Liaison
- Lawn Service Liaison



2021/2022 Report



- **Janet Tooman** continued in her 3rd year as Board Treasurer overseeing all things financial and continued to manage our Association insurance programs. Janet will present the Treasurer's report in a few minutes
- Board Member **Jim Cherry** was re-elected to the Board and continued in his 3rd year in his role as Property Manger.
- **Mike Miller** - As President of the Board, in addition to remaining the Board liaison with the Lawn Service Provider, Communication Platforms Oversight & strategic planning.

“As your Board, we believe the HOA organization remains strong and we have diligently to continue the improvement of general business practices.”

- New Board Member **Michael Dalke** joined the Board as Vice President with primary responsibilities of the clubhouse operation, continued refining of performance standards with our staff and vendors.
- New Board Member **Patrick Cleary** joined the Board as Secretary & liaison to the Architecture Review Committee.

As individual board members, and collectively as a Board, we are finishing this association even stronger and committed.



2021 /2022

**Projects Completed, Approved &
Underway as of 4/27/2022**



2021 Quick Review

2021 Completed Projects



- ✓ Update and improve the air filtration system in Windsor Lodge
- ✓ Phase two (2) of the House Painting project ✓
- ✓ Door refinishing project, phase two (2)
- ✓ Rebuilding of the Windsor Lodge sound system in the Ballroom, to include some video capabilities
- ✓ Landscaping of the outdoor activity area of Windsor Lodge including the pickleball court
- ✓ Iron fence painting/repair/replacement project – Phase three (3)
- ✓ Re-stripe the Windsor Lodge parking lot
- ✓ Professional inspection of Windsor Lakes' two bridges

Additional Projects Completed





2022 Actions Since Last Meeting



1. Pool table refurbishment
2. New shuffleboard table
3. Clubhouse parking light replacement
4. Various tree pruning
5. Outdoors Cameras – Entrance & Back
6. Fitness center indoor camera
7. 2022 Landscaping Proposal

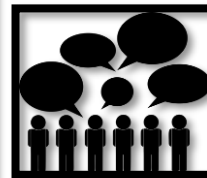
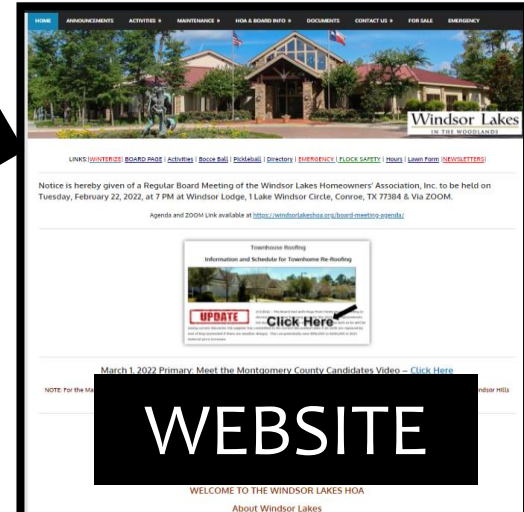
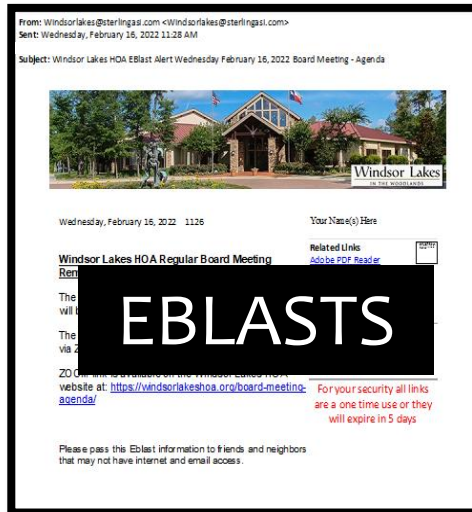


2021/2022 Report

COMMUNICATIONS



572 Homes | ~850 Residents



Block Captains



A scenic view of a park with a pond, trees, and a fountain. The image is framed by a dark grey border on the left and top. The pond is in the center, with a fountain spraying water into the air. The background is filled with lush green trees. The foreground shows a concrete path leading towards the pond.

COMMITTEES

**COMMITTEE REPORTS &
REAFFIRMATION BY BOARD**



**A look at what goes on behind
the scene...**

Windsor Lakes Volunteers at Work

2021/2022 Report



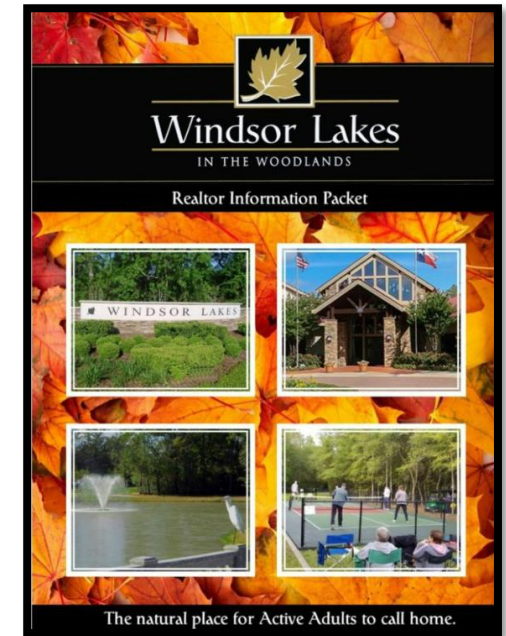
WELCOME COMMITTEE MEMBERS

Gaye Hobbs

Denise Cleary

Louise McTear (Staff Liaison)

*Last year we had
over 50 homes
sold in the
community.
This year ~ 20*



 **THE WELCOME COMMITTEE**



2021/2022 Report



NEWCOMER ORIENTATION PACKAGE

WELCOME!



2021/2022 Report

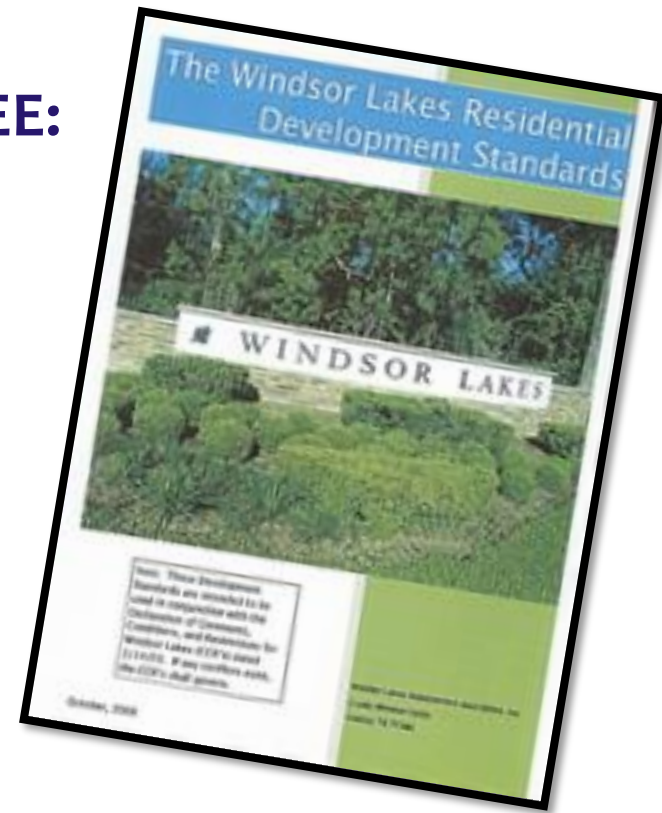


ARCHITECTURAL REVIEW COMMITTEE

The neighborhood Standards Committee (NCS) and the Architectural Review Committee (ARC) is made up of homeowner volunteers.

VOLUNTEERS FOR THE COMMITTEE:

- John Corey (Chairman)
- Lynn Shoop
- Steve Bertone
- Pete Terminie
- Patrick Cleary (Board Liaison)



2021/2022 Report



ARC submittals are being processed by email. The committee has been processing forms as they arrive.

CURRENT YEAR

April 2021 – April 2022

The committee considered 87 home improvement change requests this association year, with 86 approved and 1 denial.

➤ The top three requests were:

1. Electric generators– 21
2. Roof replacement – 16
3. Tree removal– 15

Denials: Fence ornament.

PRIOR YEAR

April 2020 – April 2021

The committee considered 108 home improvement change requests this association year, with 104 approved and 4 denials.

➤ The top three requests were:

1. Tree removal – 27
2. Roof replacement – 19
3. Electrical generators – 14

Denials included: solar panels

1. because of location, and
2. change of roof color.

2021/2022 Report



WINDSOR LAKE STRAVELERS MEMBERS

Mary Dale Scoggins (Chair)

Kay Avary

Larry Eastman

Linda Eastman

Fran Hanseler

Donna Hinman

Cindy Keller

Carol Lobb

Mike Miller (Board Liaison)



2021/2022 Report



WINDSOR LAKES TRAVELERS COMMITTEE



**March
CASINO
TRIP**

**AS SEEN ON
facebook**

**April
GALVESTON
TRIP**



2022 SCHEDULED EVENTS

- May 14 Forever Motown
- June Horse Races
- July Astro's Game
- August George H. W. Bush Presidential Library & Museum
- College Station (1 night hotel stay)
- September Painted Churches
- October San Antonio –
3-night stay, hopefully on Riverwalk
- November St. Arnold's Brewery
Houston, Texas Tenors
- Saturday after Thanksgiving (11/26)

Other destinations discussed for 2023: Broadway Show, Rodeo, Cirque du Soleil, Branson, Missouri (Fall 2023)

2021/2022 Report



PARTY COMMITTEE MEMBERS

Gerri Green - Chair

Bill Green – Vice Chair

Wanda Barham

George Cervantes

JoAnne Chyla

Dessie Clark

Mary Ann Hunt Sortori

Linda Hurley

Dotty Iversen

Lee Juday

Kathy Raines

Patti Thompson

Lisa Williamson (Staff Liaison)

+3



2021/2022 Report



WINDSOR LAKES PARTY COMMITTEE



Feb 19 Mardi Gras

2022 SCHEDULED EVENTS

- Apr 29 Pool Party Social
- Jun 17 Sweet Mama Cotton – Social
- Jul 2 Patriotic Party
- Oct 8 Classic Rock & Roll
- TBD Thanksgiving Party
- Dec 3 Annual Christmas Party
- Dec 10 Christmas / Holiday Brunch

2021/2022 Report

Landscape Committee



MEMBERS

Cindy Keller

Loretta Turner

Jim Cherry (Board Liaison)



EXCITING NEWS.....

Refreshed and updated Landscaping coming soon to clubhouse area.



Lawn Service Committee

2021/2022 Report

MEMBERS

Mary Scoggins

Mike Miller (Board Liaison)

Charter

- Coordinate Efforts Between Windsor Lakes Lawn Service, the Boards & Residents
- Assist with Ensuring Lawn Service Provider and Windsor Lakes Resident's Need are Met
- Provide Weekly Updates on Services to be Provided



2021/2022 Report



LIBRARY COMMITTEE

MEMBERS

Jan Rouston – Chair

Barbara Adams

Georgie Gelormini

Gerri Gemmola

Marilyn Mays

Jane Jezierski

Mike Miller (Board Liaison)

“The library is a wonderful place that serves the ENTIRE Windsor Lakes community.”





2021/2022 Report

BOCCE BALL COMMITTEE

ORGANIZERS

Steve Bertone - Spring 2022

Rocky Puryear – Fall 2021

Patrick Cleary (Board Liaison)



CELEBRATING 10 YEARS!



2012



“Jim Beebe and I started playing with white lines painted on the grass.” – S. Bertone

2021/2022 Report

PICKLEBALL COMMITTEE



MEMBERS

Mike Jones

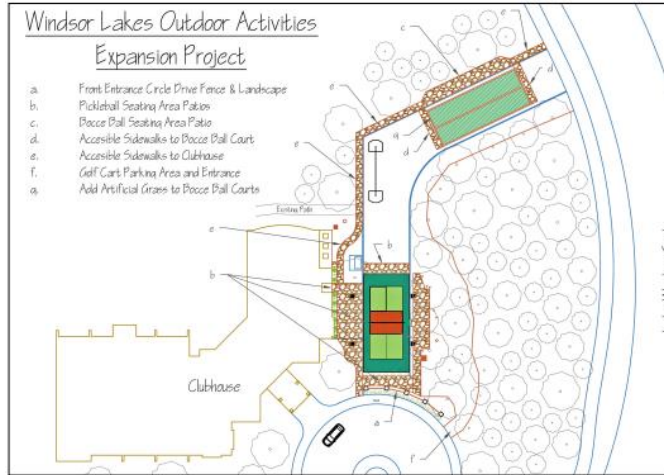
Sandra Torsey

Cindy Keller

Bill Green

Andy Ricker

Jim Cherry (Board Liaison)



2021 – Outdoor Expansion Project



2022 – THANK YOU!



2019 – Kathy Raines Introduced Pickleball to Windsor Lakes in the Parking Lot



2020 – Pickleball players group on new court
Funded 100% by private donations & donated to our community!

2021/2022 Report

DECORATING COMMITTEE

MEMBERS

Loretta Turner

Linda Juday

Nancy Jeter

Lenora Kurek

Amalia Yates

Mike Miller (Board Liaison)



2021/2022 Report

TOWNHOME COMMITTEES



TOWNHOME ROOFING

Larry Eastman (Chairman)
Stan Everett
Buck Yates
Charles Finley
Wilson Aldridge
Jim Cherry (Board Liaison)

TOWNHOME INSURANCE

Larry Eastman
Susie Monroe
Guy Schroeder
Andy Ricker
Janet Tooman (Board Liaison)





Thank You!

**Windsor Lakes Community
Volunteers**

2021/2022 Report



Clubhouse Staff



Hours

Mon 9 AM – 7 PM

Tue 9 AM – 7 PM

Wed 9 AM – 8 PM

Thu 9 AM – 7 PM

Fri 9 AM – 8 PM

Sat 9 AM – 6 PM

Closed Sunday



Lisa Williamson



Louise McTear



Jose Delgado



Karina Garfias

2021/2022 Report



COMMUNITY MANAGEMENT COMPANY

HOA Management
Services & Property
Management



Community Manager &
Associate

Drew Jones

Lynda Shelton

- ❖ Provides full accounting services including preparation of balance sheets, income statements, bank reconciliations, processing of payments and more
- ❖ Collection of all revenue and miscellaneous charges, follow-up on the collection of delinquencies; and deposit of funds into Windsor Lakes' account.
- ❖ Property inspections & assistance with bylaw and rules enforcement.
- ❖ Provides governance guidance and document retention. Board of Directors Meeting Minutes.
- ❖ Legislative updates affecting you and your investment. Management and administrative services.
- ❖ Co-Employer of the Windsor Lodge Staff (Employer of Record) which gives them access to health benefits and participation in 401K plans.



FINANCE COMMITTEE

MEMBERS

- Janet Tooman
- Stan Everett
- Pete Terminie
- Mike Miller



Treasurer's Report

Janet Tooman

2021 Financial Report
& 2022 Budget



Treasurer's Report

- ✓ **Our February financials continue to be strong with assets of over \$2.8M**
- ✓ **Overdue assessments have increased in 2021 by \$7,500 due to transition of changing our bank remittance from NewFirst to CIT**
- ✓ **Cash reserves have decreased from 2020 through February 2022 by \$490,000 due to roof replacements and home painting**
- ✓ **We continue to follow the recommendations in our 5-year Replacement Reserve Report and will adjust accordingly as needs arise**



Treasurer's Report

SUMMARY	2021 Planned	2021 Actual	2022 Budget	2022 YTD Feb Actual
OPERATING BUDGET				
Assessments	\$ 1,595,016	\$ 1,594,781	\$ 1,678,272	\$ 279,472
Other Income	53,095	73,614	52,565	14,220
Reserve Contribution	(480,763)	(510,851)	(491,203)	(81,867)
Operating Expenses	(1,165,884)	(1,157,544)	(1,237,523)	(195,506)
Surplus/(Deficit)	\$ 1,464	\$ -	\$ 2,111	\$ 16,319
RESERVE BUDGET				
Assessments	\$ 480,763	\$ 510,851	\$ 491,203	\$ 81,867
Interest Income	\$ 19,649	\$ 21,495	\$ 4,602	\$ 1,916
Reserve Expenses	\$ (745,995)	\$ (617,220)	\$ (656,640)	\$ (406,418)
Surplus/(Deficit)	\$ (245,583)	\$ (84,874)	\$ (160,835)	\$ (322,634)



Treasurer's Report

OPERATING EXPENSES	2021 Planned	2021 Actual	2022 Budget	2022 YTD Feb Actual
Audit & Taxes	\$ 11,800	\$ 11,068	\$ 10,705	\$ -
Clubhouse Activities	25,500	20,993	37,800	4,825
Community Maintenance	155,048	157,881	165,516	29,024
Individual Home Maintenance	458,000	452,706	486,964	74,333
Insurance	128,413	130,051	142,996	24,614
Legal Expenses	8,000	9,011	9,000	250
Office/Administrative	57,783	59,968	61,747	10,064
Other Expenses	4,000	-	4,000	-
Payroll & Related Cost	181,000	182,508	194,350	32,582
Pool/Clubhouse Expenses	68,340	67,387	55,445	10,184
Utilities	68,000	65,970	69,000	9,631
Total Operating Expenses	\$ 1,165,884	\$ 1,157,544	\$ 1,237,523	\$ 195,506



Treasurer's Report

REPLACEMENT RESERVES	2021	2021 Actuals			2022	2022 YTD
	Budget	Common	Townhouse	Total	Budget	Feb Actual
Revenues from Assessments	\$ 480,763	\$ 382,772	\$ 128,079	\$ 510,851	\$ 491,203	\$ 81,867
Interest Income	\$ 19,649	12,925	8,569	21,495	\$ 4,602	\$ 1,916
Total Revenue	\$ 500,412	\$ 395,698	\$ 136,648	\$ 532,346	\$ 495,805	\$ 83,783
Roof Replacement	\$ 476,000		128,622	128,622	\$ 428,040	\$ 282,675
Outdoor Activities Area		64,148		64,148		
Wood & Iron Fences	\$ 29,518	28,995		28,995	\$ 21,700	\$ 8,142
Sidewalk Repairs	\$ 10,000	1,470		1,470	\$ 10,000	
Air Conditioning	\$ 15,000	91,402		91,402		
Ballroom Sound System	\$ 20,000	34,610		34,610		
Fitness Room Improvements	\$ 8,950	20,295		20,295		
Pool Repair/Improvements	\$ 16,600	22,455		22,455	\$ 3,100	\$ 6,976
Site Improvements		6,723		6,723		
Storm Drainage		16,565		16,565		
House Painting	\$ 169,927	201,934		201,934	\$ 193,800	\$ 108,625
Less due to Operating Fund		(2,713)		(2,713)		
Total Expenditures	\$ 745,995	\$ 485,885	\$ 128,622	\$ 614,507	\$ 656,640	\$ 406,418
Net Addition to Reserves	\$ (245,583)	\$ (90,187)	\$ 8,026	\$ (82,161)	\$ (160,835)	\$ (322,634)
Beginning Balance	\$2,033,663	1,414,319	619,344	2,033,663	\$ 1,951,502	\$1,951,502
Year End Balance	\$1,788,080	\$ 1,324,132	\$ 627,370	\$ 1,951,502	\$ 1,790,667	\$1,628,868



Treasurer's Report

BALANCE SHEET		February 28, 2022
A.	Year to Date Total Assets	\$ 2,817,269
	Operating Fund	1,100,446
	Accounts Receivable	31,951
	Replacement Funds	1,628,868
	Prepaid Expenses	56,003
B.	Total Liabilities and Equity	\$ 2,817,269
	Total Current Year Accounts Payable	127,206
	Total Accumulated Operating Retained Earnings	1,061,195
	Total Replacement Prior Year Reserves and YTD Income	2,035,285
	YTD Replacement Reserve Expense	<u>(406,418)</u>
	Net Replacement Reserve	1,628,868
	Townhome Roof Reserve	365,229
	Other Surplus Fund Balance	<u>1,263,639</u>
		1,628,868



Treasurer's Report

INCOME STATEMENT		February 28, 2022	Budget
C.	Year to Date Income	211,825	206,606
	Expenses	195,506	206,253
	Year to Date Operating Balance	\$ 16,319	\$ 352
<p>Revenues are up \$5,220 mainly due to interest (\$1,365) and late/legal fees (\$3,938) Expenses are down \$10,748 due to audit/tax and property taxes (\$1,784), website expenses (\$1,150), pool management contract (\$704), Flock cameras (\$1,692), clubhouse activities (\$1,475), front door refinishing (\$3,825), tree removal (\$1,000), landscape maintenance (\$3,081), townhome exterior/roof maintenance (\$1,500), legal expenses (\$1,250), bad debt (\$667) fitness equip maintenance (\$485), tool maintenance/repairs (\$401), and utilities (\$1,869). These are partially offset by timing of mulch (\$7,468), insurance (\$781) and pool LED lights (\$2,365).</p>			
D.	Current Month Income	109,225	103,303
	Current Month Expenses	103,023	103,127
	Month Operating Balance	\$ 6,201	\$ 176
E.	Accounts Receivables in Arrears		
	1 month or less	41	4,158
	2 months	11	3,827
	3 months	3	2,674
	> 3 months	6	13,728
		61	\$ 24,387
	Change from December	6	\$ 4,587



Looking Ahead

2022-2023

Looking Ahead



Board of Directors

- Integrating New Board Members who bring fresh ideas along with new talents and expertise
- Board Orientation (AMI Institute)
- Board Cross-Training
- Continue to Foster the Relationship with our Sister-Community Windsor Hills

Finances

- Maintain Solid Finances
- Reserve Study Refresh
- Safeguard Cash Reserves

Community

- Complete Townhome Roof Replacement 2022 - \$\$\$ Savings
- Door Refinish
- House Painting
- Fence Repair
- Property Re-Fresh & Update As Needed
- Continued Landscape Refresh
- Lawn Services Management & Communications Improvements

Windsor Lodge

- Social and Entertainment Activities
- Guest Speakers
- Website Re-Theme Underway.
- Pool Furniture
- Pool Replaster
- Long-Term Amenities Enhancements & Continued Additions – Committee?

Communications

- Communications Committee
- Communications Platforms
 - Maximize Channels
 - Increase Engagement With Residents




Looking Ahead



VOLUNTEERS

- We will be a stronger Board and Community with your help
- Much of our success is directly attributable to the talents and expertise of our resident volunteers.
- There continue to be many areas where you can help!
- Your new Board wishes to continue to develop a stronger Committee structure with more volunteer involvement.
- Come! Join the Board & Committee Members!

<https://windsorlakeshoa.org/volunteer/>


Windsor Lakes

Windsor Lakes Homeowners Association
VOLUNTEER FORM

Yes, I have an interest in volunteering to aid the work of the Homeowners Association. Please mark the area (s) where you believe you can contribute:

<input type="checkbox"/> Architectural Review	<input type="checkbox"/> Municipal Services
<input type="checkbox"/> Clubhouse Activities and Events	<input type="checkbox"/> Neighborhood Standards
<input type="checkbox"/> Door Painting Project	<input type="checkbox"/> Newsletter
<input type="checkbox"/> Facilities Maintenance (Common Areas)	<input type="checkbox"/> Outdoor Activities – Bocce/Pickleball
<input type="checkbox"/> Facilities Maintenance (Residential)	<input type="checkbox"/> Safety
<input type="checkbox"/> Fence Maintenance	<input type="checkbox"/> Socials/Party Committee
<input type="checkbox"/> Finance	<input type="checkbox"/> Sound, Video, Lights Operator
<input type="checkbox"/> Garden Club	<input type="checkbox"/> Web Site
<input type="checkbox"/> House Painting	<input type="checkbox"/> Welcome Committee
<input type="checkbox"/> Legal	<input type="checkbox"/> Other _____
<input type="checkbox"/> Library	

By expressing interest, you are not making a commitment at this time. You will be contacted and provided with more information and have your questions answered. Please briefly outline your interest and experience in the area(s) you would be willing to be a volunteer or committee member. *(Use back or attachment if necessary)*

Your Name: _____ Phone Number: _____
E-Mail: _____ Date: _____

Drop off at the Clubhouse Front Desk or give to a Board Member



SERVICE RECOGNITIONS

April 27, 2022

A photograph of three business professionals in a meeting. On the left, a woman with dark hair is smiling broadly, wearing a tan jacket. In the center, a man with short dark hair is smiling, wearing a blue shirt. On the right, a man with glasses and grey hair is clapping, wearing a yellow shirt. The background is a plain, light-colored wall. A white horizontal bar is overlaid on the image, containing the text 'New Board of Directors Members'. Below this bar, a black horizontal bar contains the date 'April 27, 2022'.

New Board of Directors Members

April 27, 2022



Windsor Lakes

2022 Election Candidate

Peter G. Livingston

195 W Kentwick Pl



Occupation: Presently, Missionary and Pastor serving in Cambodia and SE Texas. Prior career in healthcare research including nine years as CEO of a healthcare biotechnology corporation.

Education: BS Education, Ohio State University; Master of Ministry, Temple Baptist Seminary; D. Min. Agape International Missions and University

Outside Activities: Marriage and family mentoring/coaching. Creating awareness for the prevention of human trafficking. Gardening plumerias and letting our dog walk me.

I believe I would be an asset to our Board of Directors because: I am really interested in seeing people work together to strengthen relationships and communities. I have been a "builder" of organizations both in the commercial world and spiritual communities. I have an entrepreneurial bent that fits well in environments that are always seeking to improve the quality of life for those being served. I enjoy finding new solutions to old problems, new ways to bring efficiency and effectiveness within organizations.

People and relationships are the key to great communities. Communication is the glue. We are here together in Windsor Lakes, and we can continue to work to make this an even greater community.

My wife and I have been married 44 years and returned to the US in 2020 following a long-term assignment in Cambodia. We have lived in Windsor Lakes in a townhome for just over one year and we believe we can be a part of facilitating strong community-wide communication and trust.

Windsor Lakes Homeowners Association, Inc.
1 Lake Windsor Circle, Conroe, Texas 77384 936-321-1181

PETE LIVINGSTON
195 W Kentwick



Windsor Lakes

2022 Election Candidate

Steve Isphording

70 E Victory Lake Drive



Occupation: Retired Elevator/Escalator Executive and Currently Associate Consultant.

Education: Undergraduate: Bloomfield College, New Jersey (1973)— Graduate Studies at North Texas University, Denton, Texas Marketing and Sales Management (1975-1977). Executive Management program sponsored by Harvard Business University. (1988).

Outside Activities: Pickleball; Member of Trinity Episcopal Church, The Woodlands (25 years) with focus on volunteering, Lay Eucharist Minister; Lay Lector; Vestry secretary; Montgomery County Jail Ministries; Lord of the Streets (feeding homeless in Houston downtown areas); Project manager for the church's new Children's building (Frist new building expansion in our Texas Dioceses); trying to communicate with our 26 grandchildren in six states. Thanks for Face Time. (Oh, walking my English bulldog during the late evening to get him exercise. Wilson is his name.)

I believe I can be an asset to joining the board due to my corporate management assignments including P&L, forecasting, budget developments, and sales training. I was executive in charge of more than 350 employees with sales exceeding \$175 Million.

I have served on a board in Marietta, Ga. With the responsibility of Pool, Tennis Courts, and Beverages for over two years.

I am also a United States Air Force veteran (1969-1973) assigned to the Information Office at McCord Air Force Base, Tacoma, Washington.

Windsor Lakes Homeowners Association, Inc.
1 Lake Windsor Circle, Conroe, Texas 77384 936-321-1181

STEVE ISPHORDING
195 W Kentwick

New Board Members

AFFIRMATION

WELCOME TO THE BOARD!



QUESTIONS?

OPEN FORUM



Thank You



Adjourned

Next Meeting Tuesday, June 28, 2022



WINDSOR
lakes

Windsor Lakes Homeowners Association

2022 Annual Meeting